

January 10, 2022

**NORTH HUNTINGDON TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
Monday, January 10, 2022 @ 7:00 p.m.
11279 Center Highway, North Huntingdon, PA 15642**

CALL TO ORDER

Mr. Chapman called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

William Chapman, President	Present	Also Present:
Virginia Stump, Secretary	Present	Ryan Fonzi
Thomas Kerber	Present	
James McHugh	Present	
Stephen Cross	Present	
Joseph Dykta	Present	
James Flynn	Present	Nancy Bolden, Recording Secretary

APPROVAL OF MINUTES

Motion: Mr. Kerber Motioned to approve November's minutes (November 1, 2021 meeting).

Second: Mr. McHugh Motion Carried: 7 ~ 0 ~ 0

RATIFY EMAIL VOTE FOR ITEMS ACCEPTED FOR DECEMBER 7, 2021 MEETING

Motion: Mr. Cross Motioned to accept

Second: Mr. McHugh Motion Carried: 7 ~ 0 ~ 0

CITIZEN'S INPUT

None

OLD BUSINESS

None

NEW BUSINESS

S-25-2021: Tomasic Consolidation - Proposed consolidation on Woodside Road.

Mr. Fonzi read his memo: "this is a consolidation involving two adjoining lots on Woodside Drive. Thomas and Denise Tomasic of 271 Woodside Drive own both lots. Their home lot is 0.425 acres in size and they wish to append the neighboring vacant lot that is 19.054 acres. After the consolidation, the resulting lot 1R will be 19.479 acres in size and exceeds the minimum dimensional requirements for an R-4 district.

There are a couple labeling errors on the plan, but once the surveyor corrects these issues, I can recommend the plan for approval with no conditions."

Mr. Fonzi said Robert DeGlu corrected all issues.

Motion: Mr. McHugh Motioned to recommend for approval

Second: Mr. Kerber Motion Carried: 7 ~ 0 ~ 0

ADVISORY HEARINGS

Kenny Ross Mazda Site Plan Alterations

Mr. Fonzi said this came to his attention a couple weeks ago.

Kevin Drozin, MS Consultants, (inputted dialog from telephone call) said the light poles that were to be installed along Hams Way is where a newly discovered six-inch gas line sits. It was not on the original survey. We are trying to have Hams Way interface with the new parking lot. The goal is to move the light poles into the site and add parking blocks so there isn't a permanent curb near the gas line along that whole stretch. This would shorten the parking (23) spaces along that front to 18' rather than the 20' required. We would still leave the access opening where the old opening was. We have increased the size of the landscape islands on the ends of that space to make up for the landscaping that was supposed to be along Hams Way. Since that will all be asphalt running up to Hams Way, it will replicate the existing condition there. There is a shallow swale created by the asphalt pavement that will be recreated. It will flow to the south and into the inlet as it does now along Lincoln Highway. There is an addition of a flag pole and a small expansion to the building footprint for tire installation and wheel balancing equipment that is necessary for that service garage.

Mr. Fonzi said the expansion is 97 SF. Mr. Housley, myself, Mr. Drozin and Franjo, the construction manager, visited the site and talked about what was going to happen. My main concern was the stormwater since the curbing was being removed. That was alleviated and I wanted to make sure the lighting still existed. They moved the lights inward on the site and shortened the parking spaces. We didn't see that as a problem. This will be an inventory lot. I think they are 20% over what is proposed for landscaping. We can get a vote or recommendation if the Board is okay with their proposal. The changes will be on a new set of drawings and also show on the as-built drawings when we are ready to release the bond.

Mr. Dykta asked if the gas line goes under Route 30?

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Mr. Drozin said it goes along Hams Way and then stays on this side of Route 30 (north side) and heads down the hill.

Mr. Cross said the gas line must be close enough to the surface to cause a concern. I didn't see anywhere where it shows the depth of the gas line.

Mr. Drozin said typically they are three feet from the surface.

Mr. Fonzi said there were at least three light poles that would be directly on top of the line.

Mr. Drozin said the building expansion is a 14 1/2' extension of the original bump out and is less than seven feet wide.

Mr. Fonzi said we will discuss this with the Board of Commissioners on Thursday and then put it into a resolution outlining these five changes.

Mr. Flynn asked why is the pavement going up to Hams Way and not leaving a grass area to improve the water quality? If we are trying to control MS4 and receive MS4 credit for the future he doesn't see why this isn't being done.

Mr. Fonzi said they are still beefing up the grass islands so there will still be move pervious area but it is just relocated.

Mr. Drozin said all the stormwater being caught on site is going into the underground stormwater detention system.

Motion: Mr. Kerber Motioned to recommend for approval

Second: Mr. McHugh Motion Carried: 7 ~ 0 ~ 0

ITEMS FOR ACCEPTANE

Thomas Farm Acres Revision 1

Motion: Mr. Cross Motioned to recommend for approval

Second: Ms. Stump Motion Carried: 6 ~ 0 ~ 1 (Mr. Kerber abstained)

DISCUSSION ITEMS

None

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CHAIRMAN'S REPORT

None

ADJOURNMENT


Motion: Mr. Kerber Motioned to adjourn (7:25 p.m.)

Second: Mr. Cross Motion Carried: 7 ~ 0 ~ 0

Meeting minutes of January 10, 2022 were approved by the Planning Commission on February 7, 2022.

X 

Planning Commission Chairman

X 

Planning Commission Secretary