

Ross Township
Planning Commission Meeting Minutes

January 23, 2020

These are the minutes of the regular meeting of the Ross Township Planning Commission held on Thursday, January 23, 2020 at the Ross Township Municipal Building and called to order by Chairman Jim Wigal at 7:00 p.m.

The following members were also present: Secretary Bridget Watson O'Brien, Daniel Elder, William Grady, and Edward Nassan. Also present were Dominic Rickert, Director of Community Development, Matthew Bagaley, P.E., Gateway Engineers, and, PJ Murray, Township Solicitor. Absent were Vice Chairman John Sample, Joseph Argenas, Jennifer Deemer, and Larry Naimark.

***It was moved and seconded that the minutes of the December 19, 2019
Planning Commission meeting be approved.
Unanimously approved.***

Mr. Wigal called for an executive session with Planning Commission Members, Township Solicitor, PJ Murray, Dominic Rickert, Director of Community Development, and Matthew Bagaley, P.E., Gateway Engineers. The executive session ended at 7:24 pm.

OLD BUSINESS

Motion moved to remove the application from table made by Bridget Watson O'Brien and seconded by William Grady. Unanimously approved.

SP-19-5 Northside Catholic Cemetery: KU Resources, INC., is requesting a modification from Ordinance Section §9-110.5.A in support of the improvement of land in conjunction with previously approved lot consolidation located at L/B # 218-A-100, 204 Cemetery Lane in a R2 District of the 7th Ward.

Tyson Miller of KU Resources, engineer for the applicant, addressed the commission and provided updated information as well as updated plans. He informed them he believes they will meet and exceed the ordinance for storm water management. He also provided and prepared a landscape drawing that shows seeding, as well as additional trees added. Michelle McCann, landscape architect, addressed the board stating they plan to put 80 trees in total, focusing on Native Selections.

The application was then open to questions by the Planning Commission members

Mr. Elder inquired about the planting on the slope. Mr. Miller stated it would be specialized seed mixes depending on the steepness of the slope.

Mr. Wigal asked if the Gateway issues have been resolved.

Mr. Bagaley stated the review letter is being worked on, and that seeking modifications is the first step. Mr. Miller said they will be making their final submission soon, and Mr. Bagaley noted there are still outstanding items from the last review letter.

Mr. Nassan and Mrs. Watson-O'Brien had no questions for the applicant.

Mr. Grady made a motion to recommend granting SP-19-5 with the conditions that there will be 80 trees planted, 3rd party approvals, and successfully resolving any outstanding issues in Gateways review letter.

Motion passed unanimously.

NEW BUSINESS

Motion to open the application for study made by William Grady and seconded by Edward Nassan.

CU-19-2 HRG, on behalf of Milhaus, has requested conditional use approval to build an apartment complex on vacant land at the intersection of Perrysville Road and Winter Avenue, located at L/B #'s 217-A-50, 217-A-80, 217-A-30, and 217-A-141 in a C1 District of the 7th Ward.

Anne Hatten of HRG, addressed the commission letting them know she was there to answer any Questions they may have. She stated that the site is located north of the Park & Ride.

Mr. Elder inquired about how many stories the apartment complex would be. Ms. Hatten stated it would be 5 stories. Mr. Elder noted that he did not see any elevations provided and questioned the top elevation of the roof. Ms. Hatten said a preliminary guess of 1210.

Mr. Wigal asked if there were still residents living in the area, to which Ms. Hatten answered yes. Mr. Wigal stated being that there are still residents there, a 50 ft buffer is required, which was not shown in the plans.

Mr. Rickert recommended to table the application

Mr. Wigal requested an extension of time until February 27, 2020. He then opened the floor to Questions from the residents in attendance. Applicant accepted and granted the extension of time.

Dan Derby, a resident located adjacent to the property, addressed the board with his concerns about the wall. He stated it would boarder his property and he is wondering what kind of safety fence will be in

place. Mr. Wigal told him this application as of right now, is just to see if this type of use is compatible. He let Mr. Derby know that question will be for a site plan review, should the conditional use application be approved.

David Baver addressed the board with his concerns over the safety issues he foresees with this project. He told the board that he was notified by Port Authority that there will be a new entrance put in for the Park & Ride. He questioned if there would be any traffic lights that will be put in. Mr. Wigal stated that if the conditional use is granted that will be answered in the plan review.

Mr. Baver stated that the area should go back to residential zoning like it was in the past.

Mr. Murray, Township Solicitor, noted that the rezone was brought to the board and was rejected. He said that he would have to bring the petition to rezone back to the Board of Commissioners again.

Mr. Rickert questioned where the sewer tie in would be. Ms. Hatten stated that will be discussed during land development. She noted that there were 2 sewer options evaluated.

Mr. Grady made a motion to table CU-19-2 for further review. Motion was seconded by Mr. Nassan

Motion passed unanimously.

Adjournment

There being no further business, the meeting was adjourned at 8:04 pm.

Chairman

Vice Chairman

Respectfully submitted by Shannon Quigley