



## PLANNING COMMISSION AGENDA

February 23, 2023

### ROSS TOWNSHIP PLANNING COMMISSION

Ross Township  
Municipal Building  
1000 Ross Municipal Drive  
Pittsburgh, PA 15237-2725  
Phone: 412-931-7055  
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www.ross.pa.us

#### OFFICERS

##### CHAIRMAN

James M. Wigal

##### VICE CHAIRMAN

John R. Sample

##### SECRETARY

Bridget Watson O'Brien

##### BOARD LIAISON

Dominic J. Rickert  
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##### CONSULTING ENGINEER

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#### MEMBERS

Joseph Argenas  
Matthew Cory  
William D. Grady, Jr.  
Lauren Hergert  
Edward Nassan  
Ken Petri  
Bridget Watson O'Brien  
James M. Wigal

7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes: December 15, 2022
4. Approval of Secretarial Bills
5. Reorganization of the Planning Commission
6. Public comment

Only residents and taxpayers of the Township of Ross will be permitted to address the Planning Commission. Speakers will be permitted to speak for a maximum of 5 minutes. Speakers are asked to clearly state their name and address for the record and keep comments brief and to the point.

#### NEW BUSINESS:

**S-23-1 Subdivision Approval:** Bohler Engineering, on behalf of McHenry Project Consultants is seeking subdivision approval to create 6 lots for potential sale to construct single family dwellings located at L/B #217-K-225, Towers Terrace in a R-2 district of the 7<sup>th</sup> ward.

**SP-23-1 Preliminary/Final Land Development:** Bohler Engineering, on behalf of McHenry Project Consultants is seeking preliminary/final site plan approval for 6 lots to be constructed located at L/B #217-K-225, Towers Terrace in a R-2 district of the 7<sup>th</sup> ward.

#### Modification Request:

1. Section 22-603.2 of the Ross Township Subdivision and Land Development Ordinance ("SALDO")
2. Sections 9-110.1 and 9-111.1 of the Ross Township Grading and Excavating Ordinance

#### OLD BUSINESS:

**S-22-7 Subdivision/Lot Consolidation Approval:** Sheffler & Company, Inc. on behalf of the Sandy Hill Development is seeking subdivision and lot consolidation approval to consolidate 7 parcels and to subdivide the proposed lots located at L/B #352-P-45, 198 Oakglen Rd. L/B #352-E-120, Berwyn Rd. L/B #352-F-20, McKnight Rd. L/B #352-R-132, McKnight Rd. L/B #352-R-134, McKnight Rd. L/B #281-C-210, McKnight Rd. and L/B #281-C-191, McKnight Rd. in a R-1 district of the 8<sup>th</sup> Ward. -

**SP-22-9 Preliminary Site Plan Approval:** Sheffler & Company, Inc. on behalf of the Sandy Hill Development is seeking preliminary site plan approval to construct 46 single family dwellings accessed by approximately 2,050 linear feet of proposed

road via an entrance located from Ilex Dr. located at L/B #352-P-45, **198 Oakglen Rd.** L/B #352-E-120, **Berwyn Rd.** L/B #352-F-20, **McKnight Rd.** L/B #352-R-132, **McKnight Rd.** L/B #352-R-134, **McKnight Rd.** L/B #281-C-210, **McKnight Rd.** and L/B #281-C-191, **McKnight Rd.** in a R-1 district of the 8<sup>th</sup> Ward.-

**Modification Request:** Sandy Hill Development is requesting (2) modifications.

Chapter 9. Grading and Excavation, SS9-110 Standards for Excavation, 5.B.

Part 6. Design Standards and Improvements Specifications, SS22-603 Streets,8. Cul-de-sac streets-

James Wigal, Chairman