

Ross Township
Planning Commission Meeting Minutes

March 23, 2023

These are the minutes of the regular meeting of the Ross Township Planning Commission held on Thursday, March 23, 2023, held in person and called to order by Chairman Jim Wigal at 7:00 p.m.

The following members were also present: Vice Chairman William Grady, Bridget Watson O'Brien, Lauren Hergert, Joseph Argenas, Matthew Cory, and Michael Stephens. Also, present were Dominic Rickert, Director of Community Development, Travis Stanczyk, P.E., Gibson-Thomas Engineers, and PJ Murray, Township Solicitor. Absent was Ken Petri.

It was moved and seconded that the minutes of the February 23, 2023 Planning Commission meeting be approved.

Approval of secretarial bills.
Unanimously approved.

NEW BUSINESS:

Motion moved to accept application for study made by Bridget Watson O'Brien and seconded by Joseph Argenas.

CU-23-1 Conditional Use Approval: Lady Sarver LLC, is seeking Conditional Use Approval to have a children's group daycare for a maximum of 12 children located at L/B 430-M-158, 79 Hillcrest Dr. in a C-2 district of the 8th Ward.

Sabrina Sarver addressed the Commission stating she wants to open a group daycare for 12 kids at one time. The building is currently vacant.

Mr. Wigal opened questions to the Planning Commission.

Mr. Argenas asked if the state must look at this for safety. Ms. Sarver said the state said whatever guidelines Ross Township follows, that's what she would have to follow. He questioned if the State had a board that oversees daycares, and she said she does meet all the necessary requirements.

Mr. Grady asked about the hours of operation. Ms. Sarver said it will be 8-5 or 9-5. Mr. Grady inquired about how many parking spaces there would be, which she was not sure. She did mention it wouldn't be a full-fledged day care and would not bring a lot of traffic. The ages would range from 3-7.

Ms. Hergert asked if the building met ADA requirements, but Ms. Sarver was not sure and said that this is the first step and is willing to meet any requirements necessary.

Ms. Sarver stated she needs the conditional use approval before she can get the States approval.

There were no further questions from the Planning Commission.

There were no questions from the public.

Mr. Argenas made a motion to recommend approval of CU-23-1

Mr. Grady seconded.

Motion passed unanimously.

OLD BUSINESS:

Motion made to remove the application from the table made by William Grady and seconded by Lauren Hergert.

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 8th 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 8th 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-

The members of the Planning Commission went into an executive session.

Katrina Harmel, on behalf of the application, addressed the Commission regarding their modification request. She presented a slideshow explaining the modifications they are requesting, which has previously been brought upon the Commission in the past.

Ryan Kossol, the engineer on record for the geotechnical design, addressed the Commission stating his goal is to justify that their site should be treated equally and fairly compared to the sites in the surrounding area that has similar conditions. He presented a slideshow to the Commission showing what he believed to be similarities.

Mr. Wigal opened questions to the Planning Commission.

Mrs. Watson O'Brian inquired why the road couldn't be moved further towards the McKnight side. Ms. Harmel said it would be very steep to move and they would have to take out more woodland if they did. She also asked if they were aware of the requirements of the tree protection ordinance. Ms. Harmel said yes, and they are actually doing less than the less amount of trees that can be removed from the site. She said they can disturb up to 24 acres, but they are only disturbing up to 16.

Mr. Wigal asked what the source of the fill is. Mr. Kossol said there is one area that has man made fill on the entire site, and that's the area that is the furthest to the south near the entrance to the development. He stated all the other areas are natural soil.

Mr. Wigal opened questions to the public.

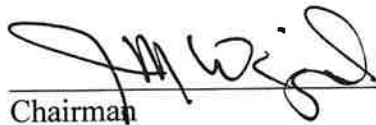
David Williamson spoke on behalf of the residents regarding their concerns about this development. He mentioned a previous developer for this same site was denied due to the steep slopes, street design, grading, and the cul-de-sac. He presented a slideshow to the Planning Commission regarding these issues.

Modification Request Recommendation: The Planning Commission, having reviewed the requests for the modification, is of the opinion that the requests do not meet the requirements.

Land Development Recommendation: The Planning Commission, having reviewed the application as referenced, is of the opinion that the plan does not meet the provisions of the Townships ordinances therefore they do not recommend approval.

Subdivision Recommendation: The Planning Commission, having reviewed the application as referenced, is of the opinion that it meets the terms as set forth in the Subdivision and Land Development Ordinance and/or the Zoning Ordinance, hereby recommends that grant conditional approval of S-22-7, The Sandy Hill Residential Subdivision Record Plan, with final approval to be granted upon submittal of a plan to the Department of Community Development addressing/correcting all comments in the Allegheny County Department of Economic Development (ACED) and the Township Engineer's letter(s).

There being no further business, the meeting was adjourned at 9:00 pm.


Chairman


Vice Chairman

Respectfully submitted by Dominic Rickert