

**MINUTES – PLANNING COMMISSION MEETING
JUNE 7, 2016 TOWN HALL**

CALL TO ORDER

Chairman Meinert called the meeting to order at 7:30 pm with the following in attendance: Messrs.: Childress, Gaertner, MacIntyre, Moreth, and Schnupp. Councilman McKim, Land Use Administrator Betty and Mrs. Lopus, Administrative Assistant, were also present.

**THE HAGEN PLAN
HIGHVIEW & BROOKS ROADS**

This is a preliminary and final approval of a Simple Subdivision for the Hagen Plan. The property is located on Highview and Brooks Roads.

Land Use Administrator Betty pinpointed the location of the property on the map. Mr. Betty said the Town was involved in a lawsuit with the previous owner of the property over storm sewer and sanitary lines. When Mr. Brian Hagan purchased the property, the lawsuit was dropped. Mr. Betty said there is a total of about thirteen (13) acres with frontage on Pine Creek Road and additional frontage on Harmony, which is a private road. The 1.7 acres will be subdivided and Mr. Hagan will build a house. The other lot is 11.4 acres. Typically, hammerheads are required with a simple subdivision but the Public Works Superintendent said it was not needed that there was adequate turnaround space but we do not have an easement. Mr. Hagan is trying to formalize this turnaround on the neighbor's driveway. Mr. Hagan will donate some land for a hammerhead if ever needed. Mr. Hagan will be making changes in the location of the house to get needed frontage. This property is adjacent to the Town's Potter Park. Mr. Hagan said he is looking at keeping 10 acres clean and green for a 10- year tax break. Mr. Betty said some adjoining neighbors would like to purchase pieces of this property but the new lots will not be created at this time.

Mr. Betty said a few modifications need to be done, create frontage for the building lot, have the turnaround agreement in place and direct the water flow into an easement.

Soil stability will be addressed with construction. The lot has slopes and the level area is where the house will go. The clean & green project was discussed.

Motion was made by Mr. Schnupp to recommend approval of this plan. Motion was seconded by Mr. Moreth and by a vote of six (6) in favor and zero (0) opposed it was unanimously approved. Mr. Wehrspann was absent from the vote.

**VINCENTIAN ACADEMY CLASSROOM ADDITION
8100 McKNIGHT ROAD**

This is a preliminary and final approval of a Land Development Application for Vincentian Academy Classroom Addition. The property is located at 8100 McKnight Road.

Land Use Administrator Betty introduced Ms. Sara Thompson of Pashek Associates and Ms. Cassandra Renninger of VEBH Architects. Mr. Betty pointed out the location of the property on the Town map and explained that the addition will be located where the temporary classroom trailers were placed in the past. Mr. Betty explained that the Zoning Hearing Board in 1998 granted a variance to place classroom trailers on the Vincentian property and the variance addressed buffer zones. Mr. Betty said that the addition would replace these trailers.

Ms. Renninger said that the building addition would be two stories. There will be two classrooms on the bottom floor and three classrooms on the top floor. There will be a couple of small group instructional spaces. There will be an elevator to serve the whole building. The outside of the addition will be brick matching the brick color of the existing building with areas of metal panels and windows. There are dimensional letters to be placed on the side of the building that would read Vincentian Academy along with the school logo. The sign would be facing McKnight Road.

Mr. Betty said the Town has no issues with the addition. The Fire Marshal has no issues with the plan. The addition will not be sprinklered; it will have a fire separation wall making it a separate area. The mechanical and electrical will be serving this building alone separate from the main building. The two stories align with the existing building. They will install handicap bathrooms for students and staff, which will serve the whole school. Both floors are connected to the existing building. The existing fire alarm system will extend to the addition. HVAC is a stand-alone system on the rooftop with screening around it. The screen will be a metal panel.

Regarding landscaping Ms. Thompson said there would be new trees around the addition. The large Norway and blue spruce trees along Peebles Road will remain.

Mr. Meinert said that there is runoff from in-between the trees onto Peebles Road. There is a specific spot that should be checked, as it can get dangerous in the winter when it freezes.

Ms. Thompson said this property is in Girty's Run watershed. Ms. Thompson said they will need to remove four spruce trees to build the addition and will be replacing them with a nice variety of trees. The existing buffer along Peebles is dense and no additional buffer is needed.

Mr. Betty said it would be a good idea to show the large HVAC unit on the roof on the plans and to bring a materials palette for the Council meeting.

Ms. Renninger said some of the panels in the building are a non-tinted glass. Mr. Betty said that the sidewalks are required to be shown on the plan. The tennis courts were granted a modification for the sidewalks. Ms. Pashek said they will be seeking a sidewalk modification for this plan because of the steep grading.

Ms. Thompson discussed the stormwater plan and explained that the roof water will go to downspouts and into the raingarden. The plantings will hide the inlet and outlet structures. No water will drain out of the raingarden area. The size of the impervious surface will be reduced. There is a swale to handle the parking lot water.

The footprint of the addition is smaller than that of the temporary trailers. They would like to break ground at the end of summer or early fall.

The E & S will be reviewed by Andy Banfield of PVESheffler. We will go over the plan at the pre-construction meeting. Once the vehicles get on-site how will they turn around? This will need to be addressed, quite possibly with a turnaround.

This will be a masonry load bearing structure with a rubber roof.

Mr. Betty said the stormwater plan was approved. In the review one of the points made was the stormwater maintenance fund it was discussed and how the applicant must provide a contribution to that general fund not to maintain but should there be an emergency.

Ms. Thompson said comments from Gateway and PVESheffler were addressed.

Motion was made by Dr. Childress to recommend approval of this plan provided all comments from Gateway and PVESheffler are addressed and that the water issue on Peebles Road is addressed. Motion was seconded by Mr. Schnupp and by a vote of six (6) in favor and zero (0) opposed it was unanimously approved. Mr. Wehrspann was absent from the vote.

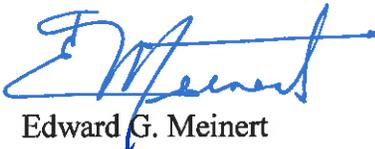
MINUTES APPROVAL

Motion was made by Mr. Moreth and seconded by Mr. Gaertner to approve the minutes of the May 3, 2016 Planning Commission meeting. The minutes were approved. Mr. MacIntyre abstained from the vote.

ADJOURNMENT

There being no further business the meeting adjourned at 8:37 pm.

Respectfully submitted,



Edward G. Meinert
Chairman, Planning Commission

EGM/ml