

This meeting called to order by Mr. Phillip Miller, Chairman of the Board. Board members present were Mrs. Donna Muller, Mr. Paul Knapp, Mr. Scott Hilty and alternate member Mr. Mark Cypher. Absent was Mr. Kevin O'Donnell and alternate Mr. William Leonard. Also present was Mr. Michael Korn, Solicitor and Ms. Jeanann Greer, Administrative Assistant. Absent were Mr. Dallas Leonard, Director of Community Development and Mr. William Roberts, Community Development Technician and Mr. Daniel Coffman of the EADS Engineering Group.

Minutes of the previous meeting were accepted as presented.

The EADS Engineering Report was accepted as presented.

Public Comment – There was no public input.

NEW BUSINESS:

The first item on the agenda under new business is the acceptance of the Frescura Re-alignment Plan for Preliminary and Final approval Subdivision. The property is located on Walton Road one quarter mile from Ader Road in Penn Township. Tax map parcel #55-05-00-0-014 and 55-05-00-0-062. The property is zoned MDR. **Motion was made by Mr. Hilty to accept and send out for review to all entities. Second by Mr. Knapp. Call Vote. All in favor. Motion carried.**

OLD BUSINESS:

The first item on the agenda under old business is the Blackburn-2 Preliminary approval of a Land Development Plan. The property is zoned Rural Resource and is located at 1042 First Street, Level Green, Penn Township, Trafford, PA 15085. Tax map parcel #55-02-00-0-001. The applicant is Vertical Bridge Development, LLC. This was sent out for review and comments to the Solicitor, EADS Engineers and to Westmoreland County Planning Department. No comments were received from County Planning. Mr. Dan Coffman was not present but the Board received his letter outlining his comments dated June 15, 2017. No one was present representing this land development. A letter was received late Friday, June 28, 2017 via email to Mr. William Roberts from Richard J. Lemanowicz, Esquire representing Vertical Bridge Development, LLC addressing comments from The EADS Group. An email sent to Solicitor Michael Korn, Mr. Dallas Leonard and Mr. William Roberts from Richard Lemanowicz Monday, July 3, 2017 at 11:26 A.M. noted no one would be in attendance at the Monday, July 3rd Planning Commission meeting. It was noted that if a time extension was needed for this plan to please request. **Mr. Knapp made a motion to Table this application submittal with the condition that a Municipalities Planning Code Consent Time Waiver be signed and submitted by Friday, July 7, 2017. Mr. Hilty Second. Call Vote. All in favor. Motion carried.**

The next item on the agenda is the Pontiac Court Development for Preliminary approval of a Land Development. The property is located at 1301 Pontiac Court, Bushy Run Corporate Park,

Penn Township and is zoned IC (Industrial Commerce). Tax map parcel #55-05-00-0-076. Total lots or dwelling units proposed is four (4). This was sent last month for review and comments to the Solicitor, EADS Group and the Westmoreland County Planning Department. The County had no comments. A letter dated June 13, 2017 from the EADS Group was received with their comments concerning this submission. **A Municipalities Planning Code Consent to Waiver of Time for Approval was received July 3, 2017.**

The last item on the agenda is the Drakulic Pad for Final approval of a Land Development Plan. The property is located at 1059 First Street, Penn Township, Trafford, PA 15085. The property is zoned RR (Rural Resource) in the MEO (Mineral Extract Overlay) District. Tax map parcel #55-02-00-0-001. The applicant is Apex Energy (PA), LLC. Total contiguous acreage is 17.2 acres. This was sent out last month for review and comments. The County Planning Department of Westmoreland had no comments. A comment letter was received from Mr. Daniel Coffman of the EADS Group dated June 21, 2017. Mr. Coffman was not present and Mr. Miller read his comments into the record offered from his monthly report. The Post-Construction Stormwater Management Plan has been reviewed and found to be in general conformance with the Township's Chapter 144 – Stormwater Management and Land Disturbance Activity Ordinance. The developer and the design professional are responsible for the actual field performance of the proposed stormwater facilities. If the facilities do not perform as intended, the developer is responsible to make changes to achieve the intended design performance. The applicant will need to provide the Township with copies of the full set of the most up to date construction drawings. Moving forward the applicant will need to abide by the Special Exception Conditions issued by the Zoning Hearing Board. The applicant will need to sign an Operations and Maintenance Agreement with the Township covering all stormwater BMP's that are to be privately owned and enter into an excess maintenance agreement with the Township for First Street. I have no additional comments as related to the requirements of Chapter 156 SALDO and Chapter 190 Zoning Ordinances. Mr. Korn noted he has nothing further to add. He noted this was in compliance with the Preliminary conditions as established. Compliance with Zoning and SALDO Ordinances. Compliance with all conditions as set forth by the Zoning Hearing Board Decision which was part of the Apex Settlement. Review and approval by the Township of the Site Control and Disposal Plan, review and approval by the Township of Air Model Hydrogeological Study, Submission of a copy of the Drilling Permit, Compliance with the Stormwater Management Ordinance, Submission of a copy of a PennDOT Minimum Use Highway Permit if necessary, and all other permits including any necessary Erosion and Settlement and Control Permits. It was noted that Mr. Coffman's letter stated the need to provide the Township with copies of the full set of the most up to date construction drawings. Mr. Miller asked about the comment noting an exhausted review of the calculations and assumptions have not been conducted on the stormwater management land disturbance. Mr. Miller asked if this would be a condition as well. Mr. Korn noted it is the applicant's obligation to provide for final approval. **Mr. Hilty made a motion to approve this application for final approval with referencing Solicitor Korn and all previous preliminary recommendations as noted and as outlined by Dan Coffman's, Engineer with EADS letter. Mrs. Muller Second. Call Vote. All in favor. Motion carried.**

Board Discussion & Comments

Mr. Kornis noted he gave directions to the Board of Commissioners to give some “marching orders” to the Commission as how to proceed with the direction of the proposed recommended ordinances concerning bees, chickens and wireless communications as it is being deferred back to the Planning Commission.

Mr. Kornis stated he needs to know from the Commissioners if a majority of the Board wants some sort of regulations regarding chickens, fowl, and horses, if not that portion will be removed from the ordinance. He noted after the transcript is reviewed and the Commission can note what residents raised concerning these issues.

Mr. Miller stated his opinion is the ordinance may need to be broader. It was noted a Commissioner raised issues concerning the number of horses housed on residential properties. He noted there were also comments concerning barking dogs. He stated ordinances can be drafted based on lot sizes, however; the enforcement issue becomes the problem.

Mr. Miller noted there isn't a better place other than zoning to put issues of animals other than a nuisance ordinance. Mr. Kornis stated nuisance ordinances are terrible to deal with, the township has such an ordinance, but they are difficult. Property enforcement is very time consuming.

Mr. Knapp made a motion to adjourn. Mrs. Muller Second. Call Vote. All in favor. Motion carried.

Mr. Miller respectfully adjourned the meeting.

Respectfully submitted,

Jeanann Greer, Administrative Assistant