

**BOROUGH OF SEVEN FIELDS
PLANNING COMMISSION MEETING
May 7, 2018**

Planning Commission Vice President Suzanne Mills called the meeting to order at 6:00 pm in Council Chambers at 2200 Garden Drive, Seven Fields, PA, 16046

ROLL CALL

MEMBERS PRESENT: Marien Evans, Suzanne Mills, Gary Wojcik, Meredith Welle

MEMBER ABSENT: Bill Ferguson

ALSO PRESENT: Borough Manager Tom Smith, Borough Engineer John Balewski

APPROVAL OF February 5, 2018 MINUTES:

Upon motion of Commission Member Evans and a second by Commission Member Wojcik, the Commission unanimously voted to approve the minutes from February 5, 2018 under the condition that the sentence "The amount of traffic is not a concern" be removed from the minutes per the request of Commission Vice Chairperson Mills.

Borough Engineer John Balewski stated that after the changes of the zoning ordinance and thirty day public notice had all been completed and approved, he was approached by Sheffler & Co. proposing a different idea. They suggested the possibility of eliminating the parking in the back of the units along 228 and putting parking on the main access driveway. In order to make that change, Engineer Balewski informed them that it is a more substantial change that had to go back to the Planning Commission.

Sheffler & Co. representative Ed Moore and builder Chris Kaclik directed the Planning Commission members to review the old and new site plans that were presented to them. He stated that in the back there was the alley way that led to the parking and now there will be driveways in the front of the townhouses. The number of townhomes are the same, the description of the outparcels, the restaurant and the medical building all remain the same. There is not a huge change, the townhomes size changed a little but overall it is for the better because it created green space behind those units. Engineer Balewski stated that the townhome units behind Highpointe got about five feet longer, a little bigger and easier to sell. The zoning has been approved so if there is no condition on that, this can be reviewed and discussed. Engineer Balewski requested a parking table be added to the plan. The parking did change a little bit but there is going to be enough shared asphalt on this development that parking will not be an issue. There will be retaining walls so that the parking will sit up higher from 228.

Ed Moore stated they received their "Completeness Review Letter" from NPDS, which means they have everything in to them in order to start their review. The first step is completed and it's in the works.

Commission Member Marien Evans asked if there is a lighting plan. Ed Moore responded that they do have a new one and once he resubmits the drawings to answer the comments he will have the lighting plan included.

Commission Member Marien Evans also asked about the portion that is going to be built on fill. She stated there used to be a pond there and UPMC filled it in several years ago. Engineer Balewski responded that as they fill that in there will be a water line through there and they will make sure it's back to 95%.

Engineer Balewski stated he will keep up with all outstanding issues and he would like to see the changes to the plans and then all documents and submit all as one new package. Borough Manager Tom Smith stated they have conditional approval pending satisfactory completion of John's comments, that's how Council has granted them approval for the site plans. They cannot proceed until they fulfill everything John wants. Engineer Balewski informed members that Shreffler & Co. had that approval on the previous plan, this is going to replace that approval and go through the same process and will be presented to Council next Monday, May 14th.

Engineer Balewski updated Commission members on the traffic study. He stated it came back very little impact. They don't think they need to add three stop signs but we are going to recommend the stop signs. It is not a big deal for the borough to install the stop signs. We will ask them to do some re-striping because that is the one thing the plan did ask of me. They said there were some turning lanes that weren't quite long enough. The asphalt is there it's just a matter of adding ten feet of striping.

Commission Member Marien Evans asked what the plans were for dirt and dust when the ground breaks and building begins. Chris Kaclik responded that depending on the weather conditions, if it doesn't stay damp, they have the ability to spray down if they have to, to keep the dust down.

Upon motion by Commission Member Wojcik and a second by Commission Member Welle, the following resolution was unanimously adopted:

RESOLVED: The Planning Commission recommends approval by Borough Council of the site plans contingent on all comments in the review letter are addressed.

ADJOURNMENT:

Commission Member Marien Evans made a motion to adjourn the meeting, which was seconded by Suzanne Mills and unanimously approved.



Chairperson

- Meeting Adjourned -



Vice Chairperson

9/4/18

Date Approved