

TOWNSHIP OF NORTH HUNTINGDON, BOARD OF COMMISSIONERS
PUBLIC HEARING, THURSDAY, APRIL 14, 2016, 6:30 P.M.
11279 Center Highway, North Huntingdon, PA 15642
Presiding Officer – Tony Martino, President, Board of Commissioners

CALL TO ORDER

Commissioner Martino called the meeting to order at 6:30 P.M.

ROLL CALL

Commissioner Herold	Present	Also Present:
Commissioner Haigis	Present	John M. Shepherd
Commissioner Bertani	Present	Solicitor Dice
Commissioner Gray	Present	Michael Turley
Commissioner Faccenda	Present	Andrew Blenko
Commissioner Kucera	Present	
Commissioner Martino	Present	

PLEDGE OF ALLEGIANCE

Solicitor Dice states the purpose of the Public Hearing is to consider public input with respect to the Conditional Use Application, CU-1-2016 for the proposed Huntingdon Marketplace retail shopping center. The subject property is identified as Tax Parcel Number 54-12-00-0-043. The property is located on Mills Drive opposite the Walmart store. The current owner of the property is Colony Realty Associates, LP. Solicitor Dice states that Mr. Blenko has submitted a three page memorandum dated April 8, 2016 with certain sections of the Zoning Ordinance that are pertinent. This meeting is being recorded by both video and audio recording.

Mr. Blenko states this is an application for an eighty one thousand, eight hundred and eighteen square foot retail shopping center and a subdivision of a nineteen and a half acre parcel which was acquired by Colony Realty Associates. What they are proposing to do is to take the center piece of the nineteen and a half acres and construct a nine unit shopping mall with amenities of trash collection, parking, access drive, sidewalks, etc. The building is an angle shape but have not heard yet who the tenants are, but any shopping center over three acres is a conditional use under the Zoning Ordinance and the Board may place conditions on the development. Mr. Blenko states this was reviewed by the Planning Commission and the site was tabled because there were changes

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made to the site plan. There is a plan to meet with the developer to go through some of the issues. Internally, the staff has identified access by tractor trailer as being a problem and also necessary due to the topography that access to Lot One is made through Lot Two because of the steepness of the hillside. A number of Lincoln Hills residents attended the Planning Commission meeting on April 4, 2016 and expressed concerns about the plan. They do not object to the development but they do want to make sure proper safeguards are taken to address light spillover, screening, landscaping, litter and noise. The applicant has indicated the right patio at the end of the building may be used for outdoor dining and is within two hundred feet of the rear of some homes in Lincoln Hills. One of the questions were will there be music, would there be outdoor entertainment, speakers, etc. The developer is present at the meeting.

Don Torosky Jr, Colony Realty Associates ó 8954 Hill Drive, North Huntingdon ó states he is waiting for his professional engineers to arrive. Mr. Torosky states there is a potential outdoor patio area but he does not foresee it being a full service, sit down restaurant, so outdoor music shouldn't be a concern however it is a possibility. As for screening, they are willing to increase non-deciduous trees in the back portion.

Mark Zimmerman- Morris Knowles and Associates, the Civil Site Engineer ó states this project is across from Wal Mart on Mills Drive. They are looking to put a shopping center on the vacant piece of property on one of the parcels and there will be a subdivision involved. Access plans are being developed to better utilize the four way intersection with Wal Mart to facilitate traffic in that area. They are also utilizing an existing left turn lane on Mills Drive for the other access. Storm water for the site will be funneled through a new underground detention system to help meet MPDS permit requirements. They have also submitted truck turning templates for this site and utilizing the bank in the back to help not degrade the attraction and site lines and leave the existing foliage in place.

Solicitor Dice states that prior to their arrival, Mr. Blenko gave a summary of the project, however he also indicated the Planning Commission had some concerns. Solicitor Dice asks Mr. Blenko to recite the concerns.

Mr. Blenko states the Planning Commission concerns were access by tractor trailers, navigation through the site by trucks, landscaping, screening, utilities and easements, sewage planning and additional information needed regarding the material of the building. The residents from Lincoln Hills expressed concerns about light spillover, screening, landscaping, litter, noise and whether the outside patio would be used at night for entertainment. Mr. Blenko states it is in close proximity to Lincoln Hills and that always seems to be where friction is but he does not feel there isn't anything that can't be resolved. Safe guards need to be put in place to minimize the impact on Lincoln Hills.

Mr. Zimmerman states they have added a new access for tractor trailer turning. This was added before the Planning Commission meeting but they have not reviewed it yet. He states they are working with Mr. Blenko and Don Housley and will set up a meeting.

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Solicitor Dice asks what they should do from here since there are still things that need to be worked out between the Planning Department and the applicant.

Mr. Blenko states this Conditional Use Hearing is premature because there have not been final recommendations. Under the MPC, the Board of Commissioners have up to forty five days to render a decision. The applicant has indicated within the last few days that they would like to extend the time of review to the June Planning Commission meeting rather than May. They received a time extension through the day after the June meeting.

Solicitor Dice states to keep the record open for more testimony and conditions.

Chuck Wooster from David E. Wooster & Associates, the traffic engineers for the developer ó states they have prepared a scope regarding the impact of the proposed development. This development was part of a previous approved development. The traffic study is compared to the previously approved plan to what is currently proposed including the Sheetz and First Niagara Bank. The study was recently completed and specifically trying to determine if Mills Drive is being used as a commuter route verses not as a generator to the other users. The completed report shows that Mills Drive is not being used as a commuter route or cut-through route. Mr. Wooster states the proposed development will not exceed what was originally approved. The focus will be on the improvements originally proposed and constructed to accommodate the whole development.adequately. They will submit that report to be reviewed by our traffic consultant. The next question would be what would the traffic control be at the two proposed intersections. Mr. Wooster states they would be good and will require a four way stop. The issue of design will still be addressed. He recognizes the concerns of the Township regarding creation of a throat. They recently conducted the traffic study for Express Scripts and one of the concerns is are the traffic studies accurate. Mr. Wooster states Wal Mart generates significantly less traffic than originally anticipated because it's slightly smaller and the analysis used is generally conservative. The Express Scripts is also generating slightly less traffic than was originally anticipated. The reports will be submitted within the next day or so and then have a meeting to discuss.

Solicitor Dice asked if there are any other witnesses on the applicant's side to want to testify. He then asks if there are any residents that want to speak on this subject.

Mr. Jerome Tierney, an Attorney in North Huntingdon, represents Ann and Robert Mills who reside at 8760 Barnes Lake Road. He states they do not have an objection to the planned development but their main concern is the traffic control in that area.

Solicitor Dice recommends Mr. Tierney to speak with the applicants after the meeting.

Andy Pollak ó 8669 Delaware Avenue ó states he spoke with the Planning Commission and his concern is the restaurants at the facility attracting rats. He also states the swimming pools would serve as a water source for the rats. He suggests putting the dumpsters in another location not close to the homes.

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Solicitor Dice asks if there is anyone else who would like to testify. He suggests to continue this discussion at the June meeting after all the reports have been submitted.

Motion to continue this matter and to have a second hearing in June to finish the Conditional Use. Manager Shepherd suggests this will be at the June Work Session after the Planning Commission meets on June 9, 2016.

Motion: Commissioner Gray

Motion to continue this Hearing until June 9, 2016.

Second: Commissioner Haigis

Motion carried 7 6 0 6 0

ADJOURNMENT

Motion: Commissioner Gray

Motion to conclude the Public Hearing.
(6:58 P.M.)

Second: Commissioner Bertani

Motion Carried 7 6 0 6 0

- Public Hearing Minutes of April 14, 2016 were approved by the Board of Commissioners on _____.

Tony Martino, President

John M. Shepherd, Township Secretary
/jjm