

MINUTES
FOX CHAPEL PLANNING COMMISSION MEETING HELD DECEMBER 12, 2017

PRESENT: Harrison S. Lauer, Chairman; Nanette Bennett, Wesley Posvar, Members; Kevin A. Brett, P.E., Consulting Engineer; Joseph F. Boward, P.E., Geotechnical Engineer; A. Bruce Bowden, Solicitor; Paul R. Bell, Zoning Officer; Dana A. Abate, Borough Secretary.

ABSENT: James M. Royston, Jeffrey B. Todd, Members.

ALSO

PRESENT: Denise Kalinowski, 5 Chapel Ridge Court; Janice Armstrong, 35 Chapel Ridge Court; Todd Green, 19 Chapel Ridge Road; Celeste Cook, 1400 Fox Chapel Road; Liz & Jim Sabol, 1410 Fox Chapel Road; Danielle Katz, Developer; David Kalina, North Hills Engineering; Steven Victor, Victor Wetzels & Associates.

Mr. Lauer called the continued meeting to order at 5:05 PM.

WELLINGTON PLAN OF LOTS – Preliminary and Final Review

Discussion continued relative the proposed 7-lot subdivision. The November 20th meeting of the Planning Commission was devoted to concerns raised by abutting property owners regarding the disturbance of high risk soils and steep slopes, and their request that the buffer zones for Lots 1, 2 and 3 be increased. There are other issues relative the development that have yet to be addressed.

Mr. Victor reviewed the bullet point memo outlining matters that need to be resolved. He began with the steep slopes on Lots 1, 2 and 3. He indicated that test borings were conducted that reflect the lots do not contain the scope of red beds as indicated on the Borough's hazard maps. Mr. Boward stated that the test borings done for Equestrian Lane were adequate and that the shaded areas on the drawings submitted by the developer appear to be fairly accurate. He stated that additional borings strategically placed will be needed for each lot when developed. Mr. Lauer stated that the Borough could make it a condition of approval that a geotechnical analysis be done before any lot is developed. Mr. Lauer also stated that it is important that supplemental information be given to a potential buyer that the lot may have limited development capabilities. Since this type of language cannot be placed on the recorded plan, the Borough would require an additional sheet be attached to the recorded plan reflecting slope and soil conditions. The developer's agreement will contain language reflective of these concerns.

Mr. Victor stated that approval of the Erosion and Sedimentation Control Plan submitted to the Allegheny County Conservation District and subsequent NPDES permit can be a condition of approval.

Discussion continued regarding the ordinance requirement that roads and lanes meet at an angle of no less than 80 degrees with minimum corner radii of 16 feet. The developer is requesting a waiver to allow an intersection angle of 45 degrees. Inasmuch as Mr. Victor stated that the developer could provide an 80 degree angle, an 80 degree would be required by the Borough.

The next point of discussion was the ordinance requirement of a minimum 6' shoulder width for local roads which the developer has asked for a waiver. Mr. Victor indicated that the proposed roadway is located within the existing right-of-way. If the road is moved out of the right-of-way, utilities would have to be placed under the roadway. An easement would be required by the owner of Lot 308A in order to obtain the area needed for utility placement. It is the developer's proposal to install guiderail on the steep slope section of the roadway and provide a 3' shoulder which would allow the utilities to be placed outside the pavement. When asked for his opinion, Mr. Brett asked that he be allowed time to consider the proposal.

Mr. Victor indicated that a developer's agreement including a stormwater facilities maintenance plan will need to be executed. A Sewage Planning Module allowing the developer to tap into the existing sewerage system would have to be filed and approved. The developer is in agreement to file.

Discussion followed regarding access to the development. The matter of ownership of Old Indian Trail is and has been in litigation so access to the plan is in question. It was noted that the northern half of the right-of-way of Old Indian Trail has not been accepted by the Borough and will need to be dedicated. Mr. Victor said that improvement to this section of the road is part of this plan.

Mr. Brett stated that he is ready to speak on the road requirement of 6' shoulders. He stated that it is his recommendation that a 6' shoulder be provided, the road be built in the existing right-of-way and built to Borough specifications. A retention wall would need to be constructed by the developer in the location where guiderail was proposed.

It was noted that the rear setback on Lot 7 should be 35', not 30' as shown on the plan.

Mr. Lauer reiterated the outstanding items but noted that supplemental sheets disclosing environmental and sensitive areas on Lots 1, 2 and 3 would be required as well as access from the plan to a public road or approved private road. Mr. Lauer indicated that the Commission will review the information provided and comments made at its meetings and will make its recommendation to Borough Council.

There being no other business to come before the Board, the meeting was adjourned at 6:40 P.M.

DANA A. ABATE
Borough Secretary