

MINUTES
FOX CHAPEL PLANNING COMMISSION MEETING HELD NOVEMBER 20, 2017

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

ABSENT: James M. Royston, Member.

ALSO

PRESENT: Denise Kalinowski, 5 Chapel Ridge Court; Janice Armstrong, 35 Chapel Ridge Court, Nathaniel Myers & Dana Kellerman, 1299 Fox Chapel Road; Celeste Cook, 1400 Fox Chapel Road; Liz & Jim Sabol, 1410 Fox Chapel Road; David Kalina, North Hills Engineering; Chris Salmeta, Victor Wetzel & Associates.

Mr. Lauer called the meeting to order at 5:00 P.M.

Upon a motion duly made and seconded, the minutes of the August 21, 2017 meeting were approved as submitted.

WELLINGTON PLAN OF LOTS – Preliminary & Final Approval

Mr. Salmeta gave an overview of the Plan and stated that this plan involves a resubdivision of Lots 1, 2 & 3 in the Wellington Plan of lots located in the northeast corner of the Borough. Lots 4, 5 & 6 are located in Indiana Township, and Parcel A will be split between the Borough and Indiana Township. There are approximately 10 acres in Fox Chapel and approximately 10 acres in Indiana Township. The existing road in Fox Chapel, Old Indian Trail Road, turns into Campbell's Run Road in Indiana Township. The road will be built to Borough and Indiana Township's road specifications and dedicated as a public road. Lots 1, 2 and Parcel A will be accessed via a private lane. Lot 3 will be accessed from Old Indian Trail Road.

Residents in the audience stressed their concerns regarding the disturbance of high risk soils and steep slopes and requested that the buffer zones for Lots 2 and 3 be increased. A lengthy discussion followed between residents and the developer's representatives. The residents were told that before each individual lot is developed, the plans will be reviewed by the EAC at which time the soil/slope concerns would be addressed. The residents fear that it would be too late because the Plan would already be approved for subdivision with the buffer zones already established. When asked if the roadway could be moved north thus moving the area of disturbance further away from the adjacent properties, Mr. Kalina indicated that he looked into that but was not feasible due to the topography.

Following continued discussion and a sidebar by members of the Planning Commission and Borough Engineers, it was decided to continue the meeting on Tuesday, December 12, 2017 at 5 PM to proceed with the review of the Plan. It was also noted that there are other matters with the Plan that need to be addressed. The Borough Engineer will prepare a bullet point memo listing all of the outstanding items to be given to the developer's engineer and a resident representative prior to the next meeting.

There being no other business to come before the Board, the meeting was continued until December 12, 2017 at 5 PM.

DANA A. ABATE
Borough Secretary