

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

FEBRUARY 16, 2022

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Anthony Pokusa.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called role and the following were present: Anthony Pokusa, Kimberly Krivda, Paula Montgomery and Paul Whealdon. Mr. Walker was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of January 19, 2022, a motion was duly made by Ms. Montgomery to approve them, as submitted and Mr. Pokusa seconded it. Upon a voice vote, the motion carried unanimously.

OLD BUSINESS

SITE PLAN 21-8-ST

MANILLA GROUP, LLC, SELF STORAGE

The applicant is requesting site plan approval to construct a self-storage facility consisting of six buildings with a total of 56,000 square feet of storage space and associated site amenities. The property is located at the intersection of Frey Road and Thompson Run Road and known as Tax Parcel ID 637-J-139 in the M-2, Industrial Zoning District.

This item was tabled at the January 19, 2022 meeting.

Whereupon, Ms. Montgomery duly made a motion to untable this item and Mrs. Krivda seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Greg Banner from Key Environmental came forward representing the applicant. He gave a brief description of the project. He reported they are proposing to develop a self-storage facility on property owned by John and Susan Sciarretti at the corner of Frey Road and Thompson Run Road. He pointed out an unpermitted existing drive that they made application to PennDOT for a highway occupancy permit that will run with the land. He explained there will be five buildings totaling 26,200 square feet built in Phase I which will not be climate controlled, and Phase II to include Building 6 which will be three stories or 30,000 square feet total which be climate controlled. He stated it would have one unisex restroom and will connect to the Monroeville Municipal Authority System for the sewage. He reported the site is flat but slopes east to Thompson Run Road then toward the west to Thompson Run with a seven-foot difference in elevation. He stated the site is not located in a flood plain and the 100-year flood waters are all contained within Thompson Run. He pointed out there is a 120-foot

powerline easement for Duquesne Light that runs through the property. He explained they contacted Duquesne Light to determine how high the buildings could be so they did not encroach into their space. He reported Building No. 6 will not be affected at approximately 32 feet high.

Mr. Banner referred to the off-street parking and pointed out there will be parking spaces along each of the five buildings and the drive isles are 25 feet wide. He reported they got approval from the zoning hearing board on February 2, 2022 to reduce the number of parking spaces for Building No. 6 to ten spaces. He pointed out the two handicapped parking spaces with one van accessible, two other spaces and six more spaces for a total of ten. He reported they worked with the fire official so they will have truck access and be able to exit the site. He pointed out the fire hydrant that is within 400 feet from the furthest building. He stated they will have a fire department connection to hook up to the hydrant in case the building sprinkler system is not working.

Mr. Banner reported the grades through the site run from 1 to 5 percent and the incoming drive is 6 percent. He stated it slopes away from Frey Road and will pick up stormwater runoff in an inlet so they will not drain onto the PennDOT Road. He mentioned stormwater management and reported they are in a 60 percent release rate so they will catch all the water from the paved area and bring it back to the subsurface detention system consisting of perforated piping and there will be an infiltration bed under the system so they comply with the municipal ordinance and the DEP Ordinance. He mentioned how Monroeville's Ordinance is stricter than the DEP's. He explained they will control the rate of runoff to 60 percent of the current condition and control the volume to the predevelopment condition.

Mr. Banner reported they are proposing to provide landscaping in 5 percent of the site perimeter. He added they have more trees and shrubs than required because there was not a lot of existing riparian buffer so they increased it between the edge of the development and the top of bank on Thompson Run. He reported the site would have a seven-foot fence with a sliding gate and the hours of operation will be from 6 a.m. to 10 p.m. He explained there will be a gate key pad to open the gate then people can move to their self-storage unit. He pointed out the location of a dumpster.

Mr. Pokusa inquired about the depth of entrance at the location of the key pad and Mr. Banner stated from Frey Road to the gate is 40 feet. He reviewed how initially they proposed access off of Thompson Run Road but there was a concern with queueing. He explained moving the access onto Frey Road allows them 40 feet with space for two or three vehicles.

Mr. Banner reported the lighting would be provided by wall packs on the building to get the half a square foot, foot candle per square foot. He added they need one light pole near the entrance for adequate light and there will be no light spill over beyond the property line.

Mr. Banner reported the utilities will be brought in from existing lines from Frey Road and Thompson Run Road. He added they provided letters of utility availability with their application. He stated one unisex restroom will generate one equivalent dwelling unit (EDU) which allows them to use the sewage facilities planning module application mailer and they will not have to go through a full-blown sewage facility planning module.

Mrs. Krivda inquired whether there is enough space for emergency vehicles to get all the way around the building. Mr. Banner answered affirmatively. He explained they shifted the building away from Building No. 6 so they can now get their 53-foot long ladder truck in and all the way around the

facility. Mrs. Krivda questioned whether they would lose parking spaces in the middle. Mr. Banner explained the parking spaces are located along the sides of the building and he pointed out the location of six, two and two parking spaces. He stated vehicles can access the site and go all the way around even if all the spaces are filled.

Mr. Whealdon reported the applicant received variances from the zoning hearing board for parking in the front yard and to reduce the required amount of parking. Mr. Banner pointed out the parking spaces that are located in the front yard setback.

Mr. Pokusa inquired whether it is all interior storage with some climate control and other no climate control. He questioned whether there is any plans to have outdoor storage for trailers, boats, or RVs. Mr. Banner stated there may be some in the back on top of the subsurface system. Mr. Pukusa asserted it would not be permitted around the perimeter to block emergency vehicles and Mr. Banner concurred.

Mr. Banner presented some 3D views of the site for the proposed facilities.

There being no further discussion, a motion was duly made by Mrs. Krivda to approve Site Plan Application 21-8-ST and Ms. Montgomery seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

SITE PLAN 22-1-ST

GD DEVELOPMENT, LLC (AROMA JOE'S)

The applicant is requesting site plan approval to construct a 791 square foot drive-through coffee shop and associated site amenities. The property is located at 2524 Mossie Boulevard and known as Tax Parcel ID 857-R-046 in the C-2, Business/Commercial Zoning District.

CONDITONAL USE 22-1-C

GD DEVELOPMENT, LLC (AROMA JOE'S)

The applicant is requesting conditional use approval to construct a 791 square foot drive-through coffee shop and associated site amenities. The property is located at 2524 Mossie Boulevard and known as Tax Parcel ID 857-R-046 in the C-2, Business/Commercial Zoning District.

Mr. Whealdon explained both applications have the same description but the first one is for the land development and the second one is specifically for the drive through.

Ms. Elizabeth Clawson with Morris Knowles and Associates the civil engineer for the development came forward representing the applicant. She explained they are proposing to redevelop the existing car wash across from Dollar General into a drive-through Aroma Joe's Coffee Shop. She reported there will be one entrance into the site and one exit to allow for one-way traffic throughout the site. She further explained the customers will pull in and have the option to go in the drive-through lane or pull into one of the parking stalls. She added the order and pickup windows will be on one side of the building and there will be an additional walkup window if the customers want to pull into a parking stall. She pointed out the cross walk provided and there will be a patio area in the front with tables. She reported there is sidewalk shown along the front of the property on Mossie Boulevard.

She stated all the work within the right-of-way will be covered under a HOP Permit which has been submitted to PennDOT and is currently under review. She reported they received approval from the conservation district for the half an acre disturbance they have for the site. She referred to the utilities and reported their water connection will be to an existing valve near the entrance and the sanitary connection will tie into a lateral and cleanout on site. She explained they will use a couple of existing inlets for storm water and add a couple of additional inlets to capture the water. She reported they will reduce the impervious cover of the site by 30 percent to help meet the water quality standards. She pointed out where they will have an oversized pipe with an outlet structure to help control the release of the water since they are in a 60 percent release area. She mentioned they are located near a residential area on one side and she pointed out an existing tree line that will remain and they will add an additional row of trees to provide a robust buffer. She reported working through the zoning comments they requested to have additional trees along the frontage so they added more trees and shrubs even though they were not required to make Mosside Boulevard more aesthetically pleasing. She reported they are working through the comments from zoning, traffic, fire and the storm water comments.

Mr. Pokusa inquired whether there are two separate windows for ordering and pickup and Mr. Clawson answered affirmatively.

Mr. Whealdon reported it is a small site and will be an improvement.

Whereupon, Mrs. Krivda duly made a motion to approve Site Plan Application No. 22-1-ST and Conditional Use Application No. 22-1-C. Ms. Montgomery seconded it and upon a voice vote, the motion carried unanimously.

SUBDIVISION 22-1-SUB
CLOVER COMMUNITIES MONROEVILLE, LLC

The applicant is requesting preliminary and final subdivision approval to subdivide Tax Parcel 741-R-333 which is currently 57.982 acres into two parcels. One parcel is 10.502 acres and the second parcel is 47.421 acres. The property is located at 3926 Logans Ferry Road in the R-4, Multi-Family Zoning District and R-2, One-Family Residential Zoning District.

Mr. Rob Jack came forward representing the applicant. He gave an overview of the application which is a 58 acre parcel they are proposing to split into a 10.5-acre parcel for a senior apartment building and a 47-acre residual parcel for future development. He reported the 47-acre parcel is zoned R-2 and the 10.5-acre parcel is zoned R-4 for the senior development. He explained they received clean up comments from the municipal engineer which includes labels and changing a vicinity map.

Mr. Pokusa inquired whether the property lines are the same as what was previously submitted and Mr. Jack answered affirmatively. He added they are consistent with what was submitted for rezoning and the land development plan.

Mrs. Krivda questioned whether there were any plans for the rest of the property and Mr. Jack answered negatively. He added there probably will not be any plans and they will sell it. He reported they will focus on the senior housing.

Mr. Jerome Schaffer, a resident of 328 Willow Hedge Drive, came forward to express his concerns about the senior apartment building. He mentioned the flooding during rain storms in the back and the special sewer line that would be installed. He wanted, as a homeowner, some sort of guarantee or assurance that it would be able to handle the additional water flow from the excavation. He stated that is one of the main concerns for most of the residents that live in the back and the second concern is to keep that green zone between the properties in that new development. He reported there is a natural break there in the trees, scrubs and bushes. He was concerned if all of that is leveled then only a couple of trees are planted and how long it would take them to grow. He mentioned the Evergreen Development and how it looks from the back and how the residents will have to look at four stories. He reported this would be an area where you would be able to look into a development and they would be able to look into their back yards. He also was concerned with what will happen with the road and the paper road and how it would be divided or subdivided. He indicated these have been the questions for a year or two and they have not gotten a definite answer. He requested an answer or some idea of what is going to happen.

Mr. Jack referred to the storm water and explained the area that drains towards Willow Hedge they will reduce it by 90 percent of the water flowing in that direction. He pointed out a plugged inlet that they found during their investigation of the site that will be cleaned out and they will add another inlet in that area to help get the water out of there. He mentioned the green zone or the buffer and stated any existing green will remain that is not impacted by the grading. Mr. Schaffer inquired what would determine that and Mr. Jack answered the limit of the grading will determine it. He explained there will be grading and pointed it out. He added they will preserve everything they can and they will add a double row of trees the entire length of the development. Mr. Whealdon added there will be almost 60 trees planted in that area. He stated it would be significant and would be a staggered row. Mr. Schaffer again was concerned with how long it would take those trees to grow as a buffer and a line of site and the activity within the apartment complex. He mentioned the 122 residents with people going in and out and lights on and off. Mr. Jack reported they have designed the lights with cut-off shields along the back so there will not be any spill over and it complies with the code. Mr. Schaffer inquired about the status of the sidewalks and Mr. Jack indicated they are still working on it. He added it is part of the resolution and they have added to not use that existing airport road. He explained that road was taken from the Willow Hedge Plan of Lots so it is not on their parcel. He suggested the residents can abandon or vacate it but they would have to work together. Mr. Whealdon explained the way it works is that whoever has frontage on that right-of-way, if it is to be vacated, all the residents have to agree to vacate it then the ten feet will be divided among the residents that have that frontage. Mr. Jack added it was dedicated as part of the Willow Hedge Plan of Lots and it is not on their side of the property line.

Mr. Pokusa inquired whether the site plan approval has gone through the council process and Mr. Jack answered affirmatively.

Mrs. Krivda inquired whether there will be security lighting all around the building and Mr. Jack answered there is lighting around the perimeter and they will have the cut-off shields. Mr. Schaffer pointed out the front of the building will be facing him but the back of the building will be facing the Eadgemeade Plan. Mr. Jack contended the back of the lights will have shields on them so none of the light goes back towards the residents. Mr. Schaffer inquired whether there will be security at the building and Mr. Jack answered there will be a secured entrance.

There being no further discussion, Ms. Montgomery duly made a motion to approve Subdivision Application No. 22-1-SUB and Mrs. Krivda seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the planning commission, a motion was duly made by Mrs. Krivda to adjourn the meeting at 7:57 p.m. and Mr. Pokusa seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa
Chairman

AP/sam