

Union Township Planning Department
3904 Finleyville-Elrama Road
Finleyville, PA15332
February 13, 2019

The Union Township Planning Department meeting was called to order by Chairperson, Charles Trax. Planning Department members in attendance by roll call were Heather Daerr, Heather Dougherty, Michael Cruny-Solicitor, James Harshman-Engineer, and Jarrod D'Amico-Zoning/Code Enforcement Officer.

Also, in attendance Joan Carmen-Asst. Secretary/Treasurer and Nicole Dooley-Secretary/Treasurer.

Public Comment on Agenda Items:

No public comment was made.

Motion to approve minutes for December 12, 2018 meeting.

Motion by Charles Trax, Second by Heather Dougherty

Roll Call Vote: Charles Trax-YES, Heather Daerr-ABSTAIN, Heather Dougherty-YES. **Motion Carried.**

Agenda Items for Discussion:

- A. Consider Dossee Property Rezoning Request of Tax Parcel 640-002-00-00-0005-00.
- B. Review of NVR/Ryan Homes Request for Planned Residential Development.
- C. Discuss of Quality of Life Ordinance.
- D. Discuss IPMC Overview.

Zoning Officer, Jarrod D'Amico reported Paul Scarmazzi and Bryan Metzler attended this evenings meeting. Mr. Scarmazzi of Scarmazzi homes is the developer on behalf of the Estate of Victor Dossee requesting the rezoning of a fifty-five-acre tract of land along Hidden Hollow Road. Parcel 640-002-00-00-0005-00 currently consists of seventy-nine acres and is zoned C2. The parcel has approximately 1,750 linear feet of frontage on State Route 88. Mr. Scarmazzi is requesting the State Route 88 frontage to remain C2 while requesting the rear of the property be rezoned to RD. Mr. Bryan Metzler of T3 Global Strategies, Inc. showed the Planning Department a conceptual drawing of the proposed development site. The site plan was a mix of quad products and court yard product, age targeted, built by Scarmazzi Homes. Mr. Metzler stated the current plan is to secure the rezoning of the property and then apply for the PRD through the conditional use application process. Engineer, James Harshman stated Mr. Scarmazzi's request is very similar to the recent rezoning of the Mineral Beach property. Mr. Harshman stated one comment, Engineering had to the rezoning request is the rezoning be conditioned upon the zoning lines following property lines. There should be no parcel that is split zoned. Ultimately, a subdivision will need to be presented to define a property line on that zoning boundary.

Motion to recommend the rezoning of the Dossee Property tax parcel identifier 640-002-00-00-0005-00 to the Union Township Board of Supervisors conditioned upon the new zoning lines follow the property lines and a subdivision be required.

Motion by Heather Daerr, Second by Charles Trax

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES, Heather Dougherty-YES. **Motion Carried.**

Agenda item B. NVR/Ryan Homes attended the evenings meeting regarding a conditional use application for a PRD that was submitted to Union Township in December of 2018. Representatives stated the process has been in a holding pattern due to some access issues and permitting from the DEP. Ryan from NVR reported alternate access has been established with the private owner of Walter Long Drive. He reported Mr. Long agreed if NVR/Ryan homes would pay to upgrade the private roadway to Township specifications and then dedicate the roadway for public use, he would have no conflict. Engineer, James Harshman and Jessica Barringer provided the Planning Department with a comment letter that had been sent to NVR/Ryan homes. Ms. Barringer's letter contained numerous comments. Both Harshman and Barringer agreed the PRD application should be viewed as incomplete due to the substantial quantity of missing information.

Motion to recommend the Quality of Life Ordinance to the Board of Supervisors with the elimination of number 5 in section 4 and to include a schedule of fees.

Motion by Heather Dougherty, Second by Heather Daerr

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES, Heather Dougherty-YES. **Motion Carried.**

Motion to schedule a workshop to review the IPMC on March 13, 2019 at 4:30.

Motion by Heather Dougherty, Second by Charles Trax

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES, Heather Dougherty-YES. **Motion Carried.**

Motion to approve Zoning Officer to sign off on Dolley subdivision sewerage planning module.

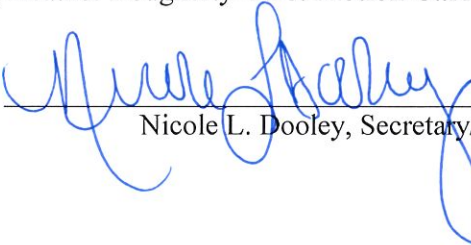
Motion by Charles Trax, Second by Heather Daerr

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES, Heather Dougherty-YES. **Motion Carried.**

Motion to adjourn at 6:28 pm.

Motion by Charles Trax, Second by Heather Daerr

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES, Heather Dougherty-YES. **Motion Carried**



Nicole L. Dooley, Secretary/Treasurer