

**Present:**

Present at the meeting: Bob Mitall, Ed Patrick, Frank Muzika, Bill Yant, Jayne Hoy, Hayley Welsh - Municipal Planner and Tony Spadaro, Council Liaison.

**Absent:** Zachary Kansler

**Pledge of Allegiance**

**Minutes:** Mr. Yant moved to table approval of the minutes of the January 15<sup>th</sup> meeting; Ms. Hoy seconded. All present voted aye. Motion approved.

**Old Business (Voting): CU-3-18, Sardis Road Site, 3869 Sardis Road, 40.4 Acres, R-1 Zoning District**

Jeff Parobek of Enercon Services came before the Commission. Mr. Mitall asked if an application has been made to the Conservation District for approval. Mr. Parobek advised that application for the NPDES permit has been made to DEP and the Conservation District; comments have been received and a response issued; final approval has not yet been issued. Mr. Mitall asked for confirmation that a stormwater management agreement and land operations permit are in process. Mr. Parobek answered in the affirmative. Mr. Parobek also said that the project involves constructing a driveway and house pad and should not involve a major excavation; there are steep slopes involved with the driveway and a geotechnical report has been submitted. He also said that a geotechnical engineer will be on site to monitor the project. Another condition of approval is to post a performance bond in an amount of 110% of the approved cost estimate. Mr. Parobek said that a cost estimate has been submitted to staff.

Mr. Muzika noted that, at the last meeting, he asked what percentage of the project were wetlands. Mr. Parobek said the overall site is about 40.5 acres and that the amount of wetlands is approximately 8.8 or 8.9 acres – so it's a little less than 25%. There were no further questions. Mr. Patrick moved to recommend approval of the application, with conditions; Ms. Hoy seconded. All present voted aye. Motion approved.

Mr. Mitall suggested that staff review the MPC regarding posting a performance bond (condition #3). He said he isn't sure that can be imposed on someone for private improvements.

**New Business: CU-1-19; SP-1-19, Zips Car Wash, 5076 Route 22, 0.85 Acres, B Zoning District – PUBLIC HEARING**

Mark Zimmerman of Morris Knowles & Associates, representing the applicant (Hutton ST 17, LLC), explained that the project is a 2,835 sf proposed car wash along Plaza Drive with 10-12 stacking spaces and 2 pay stations. It will be a monthly membership-type facility allowing members to wash vehicles as often as they want during the year. There will be free vacuum facilities available for use prior to leaving the site. Mr. Zimmerman advised that

most of the property is in Monroeville, but there is a small portion in Murrysville, which he indicated on the plans. He also advised that plans have been submitted to Monroeville and he be before the Monroeville Planning Commission in two weeks. Mr. Mitall asked if it will be a wash with brushes and if the site will be manned. Mr. Zimmerman said brushes will be used and there will be 2 full-time attendants on site – one operating the pay stations to ensure customers are able to get into and out of the site easily, and one inside the car wash to make sure everything is operating correctly and efficiently. He explained the flow of traffic through the site. The stormwater detention system was explained. Mr. Yant said he thought there would be issues because a small portion of the system is in Murrysville; therefore, both Murrysville and Monroeville will have to inspect it. He suggested moving it slightly so that it is entirely in Monroeville. Mr. Zimmerman said that will be done. Ms. Hoy asked to see elevations of the building, which Mr. Zimmerman presented. There were a few questions about the materials to be used on the building and a request was made to see samples of those materials. Ms. Hoy asked if the building meets the Municipality’s glazing requirements. Ms. Welsh said it does. There was some discussion about the employee parking spaces and possible difficulty getting into the first space. A suggestion was made to possibly re-orient those spaces. There was discussion on the staff comments and Mr. Mitall cautioned Mr. Zimmerman to pay attention to Murrysville’s lighting requirements. Mr. Yant asked if the sanitary will be going to Murrysville or Monroeville. Mr. Zimmerman said it will ultimately go to Murrysville through the FTMSA line. Mr. Yant noted that the sign seems to serve no purpose as it is located past the facility. Mr. Mitall suggested that a “members only” sign be erected to deter non-members from turning into the facility and not being able to use it.

Mr. Zimmerman said this is the first of this type of car wash in the area. Others are proposed in Wilkins Township and Union Township. There were no further questions and Ms. Welsh will schedule this for a final meeting once all documents have been received.

## **CU-2-19; SP-2-19, GetGo, 4860 Route 22, 2.35 Acres, B Zoning District – PUBLIC HEARING**

John Heyl of Lennon, Smith, Souleret Engineering, representing the applicant, Giant Eagle, Inc., presented an aerial depiction of the site and explained that the project consisted of 5,380 sf convenience store/café, 8 pump islands with 16 fueling positions, and a 1,055 sf car wash with 7 stacking positions. He presented a drawing of the location of the buildings, the ingress/egress points on both Route 22 and Old William Penn Highway, as well as a linking access to the adjacent development. He explained that the 7 conditions required for automobile service have been addressed; however, the majority of them do not apply since no service on vehicles will be done. He addressed each of the individual comments made by staff. In particular, he said the 2 trees along Old William Penn will be relocated so as not to obstruct sight distance. He said no setback reduction is being requested and the plan meets Murrysville’s ordinance. The light poles originally proposed will be changed so that they match the existing fixtures along Route 22 per Murrysville’s code.

Mr. Yant asked for clarification of the code Section 220-31(AA)(5) and said he assumes it refers to glazing in front yards and he thought Murrysville’s ordinance required that if a building faces two highways or two streets, the same standards must be applied on both

streets. Mr. Heyl clarified that both sides of the building have glazing and if the building setback reduction is not graded, there must be 3' undulation in the building. Mr. Yant said he is speaking about the front yard requirements if a building faces two streets. Mr. Heyl then responded to the engineering comments.

Addressing the comments regarding traffic, Mr. Heyl introduced Josh Haydo with David Wooster & Assoc. (traffic engineer), who discussed the entrance between the site and the AutoZone property. The initial proposal was to have the entrance closer to Old William Penn Highway in line with the AutoZone driveway; however PennDOT representatives had concerns about the proximity of the driveway to the proposed entrance and the potential to block traffic. At PennDOT's request, the access was moved to the middle of the site in order to avoid any back-up or interaction between the sites. Ms. Hoy said she would be more concerned with vehicles backing out of the parking spaces at AutoZone and vehicles exiting the GetGo. Mr. Haydo said the traffic generated by AutoZone and Rite Aide is not significant. Additionally, the parking spaces in question are used more for employee parking and not customers. The idea is to give AutoZone customers, and others wanting to access the GetGo site, to be able to do so without having to go out onto Route 22 or Old William Penn Highway. Ms. Hoy asked about the distance from the end of the parking space and the entrance to GetGo and said it doesn't look like it is 24' wide. Mr. Haydo said it is 24 feet. There was discussion regarding vehicles waiting for pumps and blocking traffic. There were questions from several Commission members regarding any type of agreement or easement with AutoZone. Pat Avolio, Director of Real Estate Development for Giant Eagle, Inc., advised that a meeting was held with AutoZone personnel and they are working on finalizing the driveway cross-connection. He said AutoZone is not being compensated; it is part of the original agreement for the sale of the AutoZone property and the assemblage of this property by the current property owner. Mr. Mitall asked that a condition be added that a copy of the access agreement be provided. Mr. Avolio agreed to do so.

Referring to the entrance from the site onto Old William Penn Highway, Mr. Mitall asked if the sight distance was checked for traffic coming from the east, since the road drops going east. Mr. Haydo said they are still in the process of checking that since the traffic study was delayed due to discussions with PennDOT regarding a number of issues.

Concerning the flow of traffic of trucks delivering fuel, it appears that a truck exiting the site using the northwest exit will have to enter into the opposite lane of oncoming traffic in order to make the turn. Mr. Heyl said that is a correct interpretation and that there are 1-2 delivery trucks per day – maximum – during off-peak hours. Since there is very little traffic during those times, they do not anticipate any problems. Mr. Patrick asked about the capacity of the fuel holding tanks. Mr. Heyl said it is 20/6/6, or 32,000 gallons (20,000 unleaded/6,000 diesel/6,000 to blend with 20,000) and only automobile diesel will be available.

Mr. Mitall asked about truck traffic with the smaller direct-store delivery trucks (i.e., pretzels, pop, etc.). Mr. Avolio indicated that trucks coming from the Pittsburgh distribution center would turn at the Cline Hollow light, turn onto Old William Penn Highway, enter the site, circle around the site and then exit onto Route 22 heading west. Mr. Avolio said one of the major considerations for this site is the proximity to the Giant Eagle store. He indicated that

most of the people who want to redeem their fuel perks head to Delmont or Monroeville. There were no further questions on the site.

Regarding the building, Mr. Mitall asked for clarification of the notation “glass with changing artwork” and was advised that was for advertising. Mr. Avolio said it would be similar to the Sheetz, where artwork in the windows is changed over time and it’s not advertising pricing, but more of images of the product offering. Mr. Patrick mentioned that the west-facing side of the car wash is free of any faux glazing. Mr. Avolio said that is the side facing Standard Bank and asked for comments from the members. Mr. Heyl explained the proposed landscape plan that will soften the façade. Mr. Mitall said the proposed building is very nice and asked if it was necessary to have the banner advertising coffee, donuts, etc. Mr. Avolio said that the sign vendor will meet with Municipal staff to discuss signage in order to comply with the code. However, he said that he believes the sign/banner is necessary as it is part of GetGo’s brand imagery.

Mr. Yant asked if outside sales is limited to ice. Mr. Avolio said they would have propane, which is similar to the competitor across the street (Sheetz). Mr. Yant said he has a problem with the fact that he registered a complaint that Sheetz was specifically prohibited from selling anything outside and he believes they are still selling items outside. He said items are sold outside at GetGo’s Delmont store (i.e., pumpkins, firewood, etc.) and he wants to head that off in Murrysville. Mr. Mitall said he believes there is some kind of provision in the ordinance regarding landscaping against the building; Ms. Welsh said she would have to check into that. Mr. Avolio said there is some on the west and north sides. Mr. Mitall apologized and said he didn’t see it on the one site plan. Mr. Yant said he believes much progress has been made since the first presentation; he doesn’t like the banner across the top, but said the front of the building is much improved from the first iteration presented. Mr. Avolio said he appreciates the comments regarding the cross-traffic and will try to make some accommodations; however, he believes it is necessary to keep traffic off Old William Penn and Route 22. There were no further questions. Mr. Mitall declared the public hearing closed; Ms. Hoy seconded. All present voted aye. The public hearing was closed at 8:12 p.m.

Mr. Mitall apologized and noted that Mrs. Kearns wanted to comment on this application and asked to re-open the public hearing. Mr. Yant moved to re-open; Ms. Hoy seconded. Joan Kearns, 4997 Longview Court, said she had been part of 2 comprehensive plan study groups and at least 2 comprehensive plan approvals and that the proposed GetGo flies in the face of those plans with regard to Old William Penn Highway and the business development that would abut that area. She has several concerns about the traffic, new entrances/exits, a cross area with higher volume than currently exists from Giant Eagle to Rite Aid or AutoZone, and she believes this is the worst possible place to put this facility. She said the nearby residences will be impacted because of the volume of traffic generated with the project. She urged the members to seriously look at the proposed project and be very judicious in any conditions imposed on the applicant. No other residents wished to speak and Mr. Patrick moved to close the public hearing; Mr. Yant seconded. Prior to a vote, Mr. Haydo addressed the traffic issue and said that will be part of the study scoped by the PA Dept. of Transportation and said that one of the key characteristics of developments of this type is that upwards of 75% of the traffic using these facilities is what is called “pass-by” traffic, or traffic that is using the

development on its way to another location. This is not a destination, but is a convenience-driven development, and the majority of the traffic will be drawn off of westbound Route 22, into the site, and directly back out. He believes that the study will indicate that the traffic impact on adjacent intersections in the study area will not be significant. Mr. Yant moved to close the public hearing; Ms. Hoy seconded. All present voted aye. Motion approved and the public hearing was closed at 8:18 p.m.

**Other Business:** None.

**Adjournment:**

Mr. Yant: Moved to adjourn at 8:20 p.m.

Mr. Patrick: Seconded

Motion Approved: 6-0