

**Pledge of Allegiance**

**Present:**

Present at the meeting: Chris Kerns, Jayne Hoy, Bob Mitall, Ed Patrick, James Olszewski, and Council Liaison Carl Stepanovich. Also in attendance was Chief Administrator Jim Morrison.

**Absent:** Ryan Lemke, Anthony Livecchi

**Minutes:** Ms. Hoy moved to approve the minutes as presented. Mr. Patrick seconded. All present voted aye. Motion approved.

**Public Comment:** None.

**New Business:**

**1. Krystal Lake Subdivision**

Mr. Mitall advised that this application includes three parcels on Hilty Road: Parcel A is 87 acres; Parcel B 10.23 acres; Parcel C 23.68 acres. There is an outbuilding on Parcel B, while Parcels A and C are vacant. The applicant is in the process of having soil tests done. Mr. Mitall asked if a motion is needed to accept the project so that the clock can start. Mr. Morrison said that was correct.

Ms. Hoy moved to accept the Krystal Lake subdivision as presented to start the clock. Mr. Patrick seconded. All present voted aye. Motion approved.

**2. Lodovico Office Building (Landscape Plan)**

Mr. Morrison said he had included in the drop box the letter that had been discussed at a previous meeting and that the position was taken by the applicant that the property was in Monroeville. The Planning Commission generally agreed with that and that a portion of the development (mainly the landscaping) was on the opposite side of the building in Murrysville; the Commission asked the applicant to provide a landscaping plan. Mr. Mitall said the landscaping appears to meet Murrysville's requirements.

Ms. Hoy moved to accept the Lodovico plan as presented for administrative review. Mr. Patrick seconded. All present voted aye. Motion approved.

**3. Hillstone Village PRD**

Bruce Corna, with Kacin Companies, introduced himself and Greg Kourniotis of KU Resources, Mitall Division. Before the discussion, Mr. Mitall abstained because Kacin Companies is a long-term client of his company and KU Resources (his company) did the design for this project. Mr. Corna said that he was before the Commission in July for an advisory on this project, which is 37 acres on Harrison City Road. They are proposing a PRD

development in the R-2 zoning district. He explained that the Plan consists of 20 single-family dwellings and 22 carriage homes, with the units being between 2,000 and 3,000 square feet. Mr. Corna provided pictures of the proposed club house and carriage homes. He said he believes this type of housing fits the need for residents intending to downsize and looking for homes with first-floor masters. He said that, along with the clubhouse, there will be active recreation areas/activities, and all HOA documents have been submitted.

Mr. Corna presented several drawings of the plan and noted that none of the wetlands areas will be disturbed (a wetlands study has been submitted). Exhibit R-2-C showed a typical R-2 development, which shows what the plan is entitled to based on the acreage under a standard R-2 ordinance of 42 units. The next exhibit indicated the placement of the 22 carriage homes, clubhouse and 20 single-family homes. He discussed the grade, location of the storm water detention basin and impervious paving in clubhouse and parking areas. Approximately 51,000 yards of dirt will be moved, of which 13,000 is topsoil. The traffic study has been done and submitted to staff. He noted that PennDOT doesn't touch any of the roads in the development: Claridge Rd. is PennDOT, Harrison City Rd. is County and an application for HOP has been submitted to the County. The intent is to dedicate the streets to Murrysville; the storm water pond will be maintained by the HOA; storm water and E&S documents are being prepared to submit to the Conservation District; NPDES permit documents are being worked on; all public utilities are available; the geotechnical, environmental and wetlands reports have been submitted to staff.

Regarding common open space, the ordinance requires 30% and this project is at 36% (13.42 acres), which consists of four areas indicated by Mr. Corna on the drawing. Mr. Patrick asked, if the plan is suggested for older people who want to downsize, what is the need for a ball field? Mr. Corna said it could possibly be for grandchildren who visit who want might to engage in some sport activities. This area is in lieu of a pool, which will not be included in the plan. The active recreation area consists of 2.2 acres, over the required 1.39 acres by ordinance, and there are sidewalks throughout the plan.

Mr. Corna then displayed the landscape plan and discussed the lighting to be installed in the plan. Ms. Hoy asked if grass cutting is to be included in the HOA fees. Mr. Corna said that snow removal and landscaping would be included in the carriage homes fees but grass cutting will not be included for the single-family homes. A common landscaper would be made available to single-family home owners if they would elect to use that service. Sidewalks on individual properties will be the responsibility of the homeowner, but common area walks along Harrison City Road will be maintained by the HOA. Ms. Hoy said that should be noted on the plan/covenants so the homeowner understands what he is or isn't getting. Mr. Corna showed a copy of the Hillstone Village Covenants, By-Laws and Design Plan and noted that all of those issues are outlined in that document. Mr. Morrison asked if the single-family homeowners will be members of the HOA. Mr. Corna said they would but would have a different fee schedule. Mr. Patrick asked if there were other single-family home areas in the Municipality with sidewalks. Mr. Morrison could recall one (Sienna Ridge). Mr. Patrick asked if Murrysville has someone to make sure sidewalks are shoveled. Mr. Morrison said Murrysville will not accept sidewalks because of the handicap requirements, so the sidewalks are the responsibility of the individual property owner. Mr. Corna said the sidewalks will all

have appropriate curb cuts. Mr. Morrison said, if he had his preference, sidewalks, maintenance and landscaping would be the HOA's responsibility, but that is up to Council. He did state, however, that he believes Council will recommend that there is a storm water management agreement pertaining to the on-lot storm water systems to ensure that they are managed and inspected on a regular basis. He said the Municipality will accept the storm water system inlets, but nothing leaving the inlets off of private property.

Mr. Corna said they will be asking for a few modifications: (1) reduce the width of the street along Clubhouse Drive from 28' to 26'; (2) reduce front yard setbacks on all lots from 40' to 20'; (3) reduce side lot requirements on carriage homes to 10' (total 20') and on single-family homes to 15' (total 30'). Mr. Kerns asked if there is any consideration about mailbox clusters. Mr. Corna said the Post Office will dictate that but believes there would be clusters. There has been no area designated for that at this point. There will be fire hydrants in the Plan. Ms. Hoy asked about parking at the clubhouse and how the number of spots was determined. Mr. Corna said most people will walk to the clubhouse.

Mr. Patrick moved that PRD-1-20 be accepted as a plan of approval. Ms. Hoy seconded. Mr. Morrison asked if the members wanted to schedule a public hearing, which could be held at the October 6 meeting. All agreed. All present voted aye to accept the plan. Motion approved.

### **Old Business:**

#### **1. Senior Hi-Rise**

Mr. Morrison noted that he put a revised outline of the ordinance based on the comments from the last meeting in the drop box (highlighted in red). Mr. Mitall said he believes all the comments were addressed in the revised ordinance.

Robert Jack of Clover Development approached the members and said the biggest concern was with "dwelling unit features" and recommended that they be labeled as "potential features, including but not limited to"... He added a few things are normally included in the units (i.e., elevator service, in-unit laundry, indoor trash and mail facilities).

Mr. Morrison asked if someone could come up with a better name for this ordinance. Mr. Lemke said he typically sees the word "senior" in some manner included in the name/designation. It was the general consensus to refer to it as Senior Apartments.

There was continued discussion on the density issue. Mr. Morrison said in an R-1 District, there would be 2 units/acre, in R-2 there would be 4 units/acre, in R-3 there would be 8 units/acre. Mr. Mitall asked if there is an open space requirement. Mr. Morrison said it is the same as a PRD. Mr. Mitall asked if Council had the right to modify or amend the density requirement; Mr. Morrison said he did not believe it did. He said that typically, by law, any modification to a zoning ordinance has to go to the Zoning Hearing Board. Based on the fact that a PRD is a "special exception," he believes Council could modify the density.

**Other Business:**

There is nothing new from GetGo; Weyerhauser is moving along; 84 Lumber is for sale; Fox is cleaning up the pizza warehouse building.

**Adjournment:**

Ms. Hoy: Moved to adjourn at 7:57 p.m.

Mr. Patrick: Seconded

Motion Approved: 5-0