

Ross Township
Planning Commission Meeting Minutes

April 25, 2019

These are the minutes of the regular meeting of the Ross Township Planning Commission held on Thursday, April 25, 2019 at the Ross Township Municipal Building and called to order by Chairman Jim Wigal at 7:00 p.m.

The following members were also present: Secretary Bridget Watson O'Brien, Joe Argenas, Larry Naimark, Edward Nassan, Daniel Elder, Jennifer Deemer, and William Grady. Also present was PJ Murray, Solicitor. Absent were: Vice Chairman John Sample, Dominic Rickert, Director of Community Development, and Matthew Bagaley, P.E., Gateway Engineers.

***It was moved and seconded that the minutes of the March 28, 2019
Planning Commission meeting be approved.
Unanimously approved.***

NEW BUSINESS

Z-19-1 Mark Purcell is requesting Rezoning approval from R-2 to R-3 for 3 parcels located at L/B #: 216-L-160, Jacks Run Road, L/B #: 216-L-120, 9 McIlrath Drive, and L/B: 216-L-155, Jacks Run Road in an R-2 Zoning District of the 6th Ward.

***Mr. Nassan made a motion, seconded by Mr. Argenas to accept Z-19-1 for study.
Unanimously approved.***

The applicant, Mark Purcell, is the property owner for all 3 parcels. His plan is to consolidate the 3 parcels into 1 lot that would be 4.3 Acres. Then subdivide off 3 Acres that he would like to be rezoned from R-2 to R-3 to permit the townhomes on that lot. Mr. Purcell stated that the land is about 8 minutes to downtown and he is hoping to attract young professionals. If the rezoning is approved, he would like to build 2-3 connected units, with a maximum of 15-18 townhomes on the property. Mr. Purcell would like to name the road after his late wife. All utilities are available at the road and minimal grading would be required for the site.

Mr. Grady inquired as to why Mr. Purcell is only thinking of townhomes and not duplexes or carriage homes, that are currently permitted in the current Zoning District. Mr. Purcell said the property is more suited for townhomes.

Mrs. Deemer would like to know how 15-18 townhomes would affect traffic. Mr. Purcell responded that a traffic study would be completed during the Site Plan phase of the process. He stated that the road is a County maintained road that is currently lightly traveled. The proposed entrance would have pliantly of sight lines to enter or exit.

Mr. Naimark asked if many trees will be removed. Mr. Purcell stated a few, but not many. Mr, Naimark asked why there would be 15-18 townhomes. Mr. Purcell noted that it would depend on the size of the townhomes. The center of the property would remain empty because the land is fill and it would be too costly to develop over the fill.

Mr. Wigal asked if the access would be from Jacks Run Road and if that is where the utilities were located. Mr. Purcell stated yes. Mr. Wigal reminded Mr. Purcell that the development would be required to be compliant with a traffic study and adhere to the steep slope ordinance. Mr. Purcell understood the process of coming before the Planning Commission and the Board of Commissioners and complying with everything that would be required. Mr. Wigal would like to note that the Board of Commissioners has 45 days to render a decision, so it can be investigated as to how this potential Rezoning would affect the Ross Township Comprehensive Plan.

***Mr. Grady made a motion, seconded by Mr. Nassan to recommend conditional approval of Z-19-1 per any comments by the Director or Community Development, any comments by the Allegheny County Economic Development department, per final approval of the Subdivision and final approval of the Lot Consolidation.
Recommended by a vote of 8-0.***

Adjournment

There being no further business, the meeting was adjourned at 7:40 p.m.

Chairman

Vice Chairman

Respectfully submitted by Jessica Crawshaw