

**Ross Township**  
***Planning Commission Meeting Minutes***

May 23, 2019

These are the minutes of the regular meeting of the Ross Township Planning Commission held on Thursday, May 23, 2019 at the Ross Township Municipal Building and called to order by Chairman Jim Wigal at 7:02 p.m.

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

***It was moved and seconded that the minutes of the April 25, 2019  
Planning Commission meeting be approved.  
Unanimously approved.***

**NEW BUSINESS**

**SP-19-3** Allegheny City electric is requesting Preliminary and Final Site Plan approval for a proposed garage on property located at L/B #: 281-F-230, 3080 Babcock Blvd. in a C-2 Zoning District of the 8<sup>th</sup> Ward.

***Mrs. Watson-O'Brien made a motion, seconded by Mr. Nassan to accept SP-19-3  
for study.  
Unanimously approved.***

Doug Tait, Tait Engineering, spoke on behalf of Allegheny City Electric. The proposed garage would house trucks, hydraulic trucks, and equipment. The owner would like to add a parking deck on top for their employees with an entrance to that from Evergreen Road. Mr. Tait stated that they will be asking for a slight modification for the slope and they will be submitting a full stormwater report.

Mr. Grady asked how many spaces will be available with the proposed garage. Mr. Tait stated 4 bays on the ground level, so 5-6 trucks and 10 spaces on the parking deck. Mr. Grad inquired if there would be lighting on the parking deck. Mr. Tait responded that the architect will submit a lighting plan and it would be mostly ground lighting.

Mrs. Deemer questioned the elevation of the proposed garage. Mr. Tait stated that the lower level of the garage is about 2 feet lower than the existing garage and the upper parking deck is slightly higher than Evergreen Road.

Mr. Naimark asked if a curb cut would be needed onto Evergreen Road. Mr. Tait responded that it is a County maintained road, and they will contact Allegheny County for the proper permits.

Mr. Wigal asked how they will be dealing with runoff from the parking deck if it is higher than Evergreen Road. Mr. Tait noted that the entrance/exit of the parking deck will have a channel drain.

***Mr. Grady made a motion, seconded by Mr. Nassan to recommend conditional approval of SP-19-3 per any comments by the Director or Community Development, any comments by the Allegheny County Economic Development department, and per any comments in the April 23, 2019 Gateway Review Letter. Recommended by a vote of 8-0.***

**S-19-3** James Mahoney is requesting a 2 to 1 Lot Consolidation on L/B #: 611-N-248, Lee Avenue Extension and L/B #: 611-N-252, 759 Lee Avenue Extension in an R-1 Zoning District of the 4<sup>th</sup> Ward.

***Mrs. Watson-O'Brien made a motion, seconded by Mr. Nassan to accept S-19-3 for study. Unanimously approved.***

James Mahoney stated he and his wife own both lots. One lot is vacant and the other has their residence. They would like to consolidate the 2 lots into 1 for a future addition.

Mrs. Deemer asked for clarification of the paper street issue that was mentioned on the May 21, 2019 Gateway Review Letter. Mr. Rickert stated that he will contact the Allegheny County Department of Real Estate to get clarification prior to the Board of Commissioners meeting next month. The homeowner can request the township to vacate their portion of the paper street via Ordinance if needed.

Mr. Rickert directed Tait Engineering to correct the clause containing the Deed Book and page numbers on the plan.

***Mr. Sample made a motion, seconded by Mr. Nassan to recommend***

***conditional approval of S-19-3 per any comments by the Director or Community Development, any comments by the Allegheny County Economic Development department, and per any comments in the April 21, 2019 Gateway Review Letter. Recommended by a vote of 8-0.***

***Adjournment***

There being no further business, the meeting was adjourned at 7:29 p.m.

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Chairman

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Vice Chairman

*Respectfully submitted by Jessica Crawshaw*