

PLANNING COMMISSION
OCTOBER 27TH, 2008, 7:00 PM

PRESENT:

RICK CUTIA, CHAIRMAN
PETE ZAPHYR
JEFF ANZOVINO
JOHN MUNSCH
LARRY MORRIS
KAREN STEPANOVICH, SECRETARY
GEORGE SMITH

ABSENT:

DEBBIE TYMOCZKO
TIM MARUCA, VICE CHAIRMAN

ALSO ABSENT: BARBARA J. CIAMPINI, PLANNING DIRECTOR

ALSO PRESENT: LOU DEROSE, SOLICITOR

Rick Cutia: Before we begin tonight if you don't already know, Wayne Johnson one of our Councilmen has passed away and I'd like to take a moment of silence.

ITEM #1- APPROVAL OF THE SEPTEMBER 29TH, 2008 MINUTES

Rick Cutia: Has everyone had a chance to read the minutes from the September 29th, 2008 meeting? If so are there any additions or corrections? If not can I have a motion to approve the minutes?

Karen Stepanovich: I make a motion to approve the minutes.

John Munsch: I second the motion.

All were in favor.

ITEM #2 SITE PLAN-FOR THE AMENDED “AS BUILT” CONSTRUCTION OF DR. ALMALOUF AT 555-559 WEST NEWTON ST.

Rick Cutia: I think what we would like to do is look at the issues one by one from the previous meeting and the Doctor and his team of professionals can explain how those questions and items have been corrected. The first item would be the Penn Dot Highway issue. Apparently Penn Dot has no issue with the curb cut being on means of egress and ingress. We had asked at the previous meeting that there be some verification that Penn Dot be contacted. So if there's a possibility of even signing a letter or something to the Planning Commission saying that was the case then that item would be acceptable.

Dr. Almalouf: If that is what you want we will try to do this, but what they said is that there are no violations.

Rick Cutia: We're not looking for something from Penn Dot we are probably looking at something from your office saying you have contacted them and that has been taken care of.

Dr. Almalouf: And we have that already.

Rick Cutia: That issue should be corrected. The second issue is related to the rear of the building the bollards and chains that were present. Apparently the new version of the site plan removed the bollards and chains, is that shown somewhere on the plan?

Joe Sites: I am with Gateway Engineers. With regards to the removal of the bollards and chains what we propose to do is to construct a four foot (4) island within the property of Dr. Almalouf that is constructed by bituminous wedge curb and then there will be plantings in between with a continuation of the red lime stone that he currently has on the site for landscaping. That is shown along here. We currently have a mixture of eleven (11) *Arborvitae* and we have some *Hameln Dwarf Fountain Grass*, three between each of the *Arborvitae* to create a screening that will still be able to let emergency vehicles drive between the *Arborvitae* in an event there is an emergency for excess to the back of the building.

Karen Stepanovich: Last I spoke to Barb she said that was going to be changed to tall grasses and *Daylilies* and some other perennials in between.

Joe Sites: I read her e-mail and I thought there was more of an interest to have the grasses with the *Arborvitae* then just *Daylilies* and grasses. We have *Daylilies* proposed at other locations throughout the site to add color for the landscaping.

Karen Stepanovich: The reason I said the grasses is because if someone does run over it like a fire truck I think your going to have less damage.

Joe Sites: I don't disagree with you, we would put the *Arborvitae* twelve foot (12) on center so the fire truck could drive between them and the grasses are there. I am a little afraid of putting the *Daylilies* there because they wouldn't be as, they wouldn't stop anybody.

Karen Stepanovich: The *Arborvitae* get very big, in a short time you're going to have very large trees there.

Dr. Almalouf: That would be our responsibility to keep them reasonably off the ground.

Karen Stepanovich: The other landscaping in the front, we had talked about beefing up the landscaping the first time and putting more perennials in then just some shrubberies. You're basically on a residential street and I know it's really comingled now but we want to keep it more color, this is one of the Gateways to our City and we would like you to have more interest then a few shrubs. I saw your planting out there, it's alright, and it's a bit bland. If you can put some flowering plants in there and do something additional like putting some urns in the summer on either side of your door and put in there some kind of seasonal flowers. I just think its needs some sprucing up as a Gateway coming into the City and you're looking at the different houses and all their flowers and the houses down the street are very well kept and they are very colorful. Then you come up the street and there's that mausoleum across from you, that other doctor's office I think it's hideous and I think you have an opportunity here to make it more like a personal dwelling.

Dr. Almalouf: Spring time is coming and you're going to see something. Making it look good is very important to us and we paid all this money and came up with this beautiful building and we're not just going to put a few things there. We will make things colorful and bright. So don't worry about that.

Rick Cutia: Does anybody else have any comments or need clarification on anything for this issue. Then it appears to be taken care of. The next item is the one lane traffic area at the rear of the parking lot, it did not meet the City code of thirteen (13) feet, and it was shown as eleven (11) feet on the plan. Do you want to explain to us how that is being corrected?

Joe Sites: Sure, what we've done is eliminate this parking space here (he is pointing to drawing) and this parking space over here. We shifted this island here over far

enough to achieve the required thirteen (13) foot lane so there is circulation all the way through the parking lot, one way in one way out.

Rick Cutia: That is done with changing the location of that island?

Joe Sites: Correct, changing the location of that island while leaving the light in place.

Rick Cutia: Any comments concerning that issue?

Karen Stepanovich: It looks good.

Rick Cutia: The next issue is that the retaining wall along the south property line but that was not an issue because of the site condition that dictated its location on the previous plan. The next issue is the note on the plan the verification of the gates being tied into the buildings fire alarm system so they open when the fire alarm goes off.

Dr. Almalouf: We are in the process of getting this done. We have made arrangements with Rampart Security. That will be done in the very near future.

Rick Cutia: Is this the company that did the installation of the gate?

Donna Swackhammer: They will connect the system to the gate.

Rick Cutia: The “as built” stormwater, are you okay Karen with the coloring of the landscaping and additional landscaping?

Karen Stepanovich: He does some dressing up out front in the spring and summer. He does have some variegated colors in the front. I think it would look a lot better if he had some planters out front. In the back here you really don’t want to get real fancy because something might run over it. I think everything looks good.

Rick Cutia: There are new plans for stormwater system showing the location of the underground retention tank and the piping that services it. Are there any other comments concerning this location?

Karen Stepanovich: Were we supposed to get a letter from the Conservation District on that, on the stormwater plan?

Rick Cutia: It does not say there is nothing to be added to the plan.

Karen Stepanovich: It says here that the gate has not been tied into the system so I think we have to make that contingent upon.

Rick Cutia; It appears that all the previous issues have been addressed if we have any further information required or any comments or questions, if not then we need a motion.

Karen Stepanovich: I make a motion to recommend to City Council approval of this revised site plan as presented contingent upon that there is something from Rampart given to the City stating the fire alarm is tied in. And also a letter from your office stating that discussed the Highway Occupancy Permit with Penn Dot.

Jeff Anzovino: I second the motion.

All were in favor.

George Smith: I make a motion to adjourn

Meeting adjourned at 7:30PM