

**PLANNING COMMISSION**  
AUGUST 30<sup>TH</sup>, 2010 7:00 PM

**PRESENT:**

RICK CUTIA, CHAIRMAN  
ANITA SIMPSON  
JOHN MUNSCH  
TIM MARUCA, VICE CHAIRMAN  
JEFF ANZOVINO  
GEORGE SMITH  
KAREN STEPANOVICH

**ABSENT:**

LARRY MORRIS  
DAVE KAHLEY

**ALSO PRESENT:** LOU DEROSE, SOLICITOR AND BARBARA J. CIAMPINI,  
PLANNING DIRECTOR

Rick Cutia: Does anybody have any questions or comments of the July 26<sup>th</sup>, 2010 meeting minutes? If not can I have a motion to approve the minutes?

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

Anita Simpson: I second the motion.

All were in favor.

## NEW BUSINESS

*1. Site plan/land development for LAUREL BALLET for a proposed parking lot 813 Highland Avenue.*

Don Hixson: I am with Tri-County Engineering. We prepared this site plan for approximately three quarter acre of parcel. The intent, at least our understanding is to pave an existing gravel lot that surrounds an existing dance studio which is approximately twenty-six hundred (2600) square foot building and in order to comply with some of the stormwater management requirements of the City ordinance. The owner has agreed to revert a portion of the property back to grass and will be restored with top soil and mulched in order to offset any potential increase of any water runoff. All discharge points basically ends up in one corner of the property here at the southeastern corner of the building. We then proposed any alternation to the existing discharge point other then we will correct an existing problem where the water does meet the existing flood wall. We plan to create an engineered channel to approve that discharge point. I'll be glad to answer any questions.

Karen Stepanovich: Are there two signs to this building?

Barbara Ciampini: Right now there is only one.

Karen Stepanovich: There are two marked on here.

Don Hixson: I'm sorry I didn't hear you.

Barbara Ciampini: Signs for the building to announce the Laurel Ballet.

Don Hixson: Just one.

Barbara Ciampini: There is just one. The other sign announces the Mt. Pleasant Street Flood Project.

Karen Stepanovich: Okay.

Barbara Ciampini: For the record the City has received the review comments from Gibson Thomas Engineering and Westmoreland Conservation District and everything appears to be fine. We still have the question about DEP and we are trying to do the research on whether or not if you discharge water into the channel if you need a permit from DEP. We don't want to be in violation of our maintenance agreement with DEP. We will find that out and let you know. That is the outstanding issue with this project. . We need to find that out from DEP. Doug Siler actually sent an e-mail to DEP requesting an answer. Doug Siler is with Gibson Thomas Engineering and he

does the hydraulic review for the City. He did send an e-mail to DEP to try and help you out to try to get a final answer. The plan that was submitted meets the City code as long as the DEP issue can be resolved.

Lou DeRose: Will the DEP issue hold up the project?

Barbara Ciampini: Yes, they won't be able to start the project until we get word from DEP. It would have to be contingent upon finding out whether or not it violates our maintenance agreement and/or whether or not they need a permit from DEP to discharge into the channel. The channel is actually owned by the State but the City has agreed to maintain it.

Lou DeRose: This is an issue that the City has to find the answer to because speaking for the City--we don't want that liability.

Barbara Ciampini: Correct. Until we hear from DEP as to your next step, this project can't commence.

Don Hixson: If I may add to that, we do a lot of DEP permitting and it's hard to say how they will look at this but would I would like for the City to consider is that this is maintaining an existing discharge point. If this has to go to the DEP for permitting that type of permit can take up to a year--if they grant the permit. I know there was concern to have this done this paving season. That would be detrimental to that time table.

Lou DeRose: I don't see away around that.

Barbara Ciampini: Neither do I. We can't force you to stay on that time table based on the DEP unanswered question. We will help you get that answer. If it's part of the existing maintenance agreement and it's not an issue the City, then fine. But if we find that you need a permit from DEP you will have to go through their process. Whatever recommendation the Planning Commission would make this evening, I would recommend that you make the DEP approval a condition of the recommendation.

Karen Stepanovich: This up here along the front of the road (she is pointing to the plan) where you have the tea bush and the Rhododendrons in white, is that area going to be mulched or what exactly is it?

Don Hixson: That is existing grass. The only area that I showed is shown green was this area. (pointing to plan)

Karen Stepanovich: Up in this corner is existing grass?

Don Hixson: Yes. We wanted to show the gravel areas being converted to grass.

Rick Cutia: Don, I don't see anything, maybe I'm missing it, on the plan that shows a typical section of the paving? What is the depth of the asphalt and base course?

Don Hixson: We can certainly provide that information to your engineer if he would like to look at that before the paving is done. The existing surface here is very compacted gravel; there are some areas to be touched up grade wise that we could show a specification with minimum stone thickness and pavement structure. We can submit that to your engineer. That is not a problem.

Rick Cutia: Karen, are you okay with the planting?

Karen Stepanovich: Yes. I really don't think there is a whole lot you can do with it. There is nothing out front that you can do to beautify this. Everything is paved up to the building. All the landscaping is out on the fringe and that does not make an impact.

Rick Cutia: Does anybody else on the Planning Commission have any questions or any concerns regarding the plan as presented? If not we could entertain a motion contingent upon a favorable report from DEP concerning acceptance of the flood water flow into their flood control channel and the lack of breach of any agreement between the City and DEP.

Karen Stepanovich: I recommend to City Council to accept the plan as proposed with the contingency that they have to have a report from DEP and that they are not in breach of any agreement between the City and DEP, and secure the necessary DEP permit if deemed required.

Rick Cutia: Can I have a second?

George Smith: I second the motion.

All were in favor.

Anita Simpson: I make a motion to adjourn.

Jeff Anzovino: I second the motion.

Meeting adjourned at 7:30PM

