



FOX CHAPEL

BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING March 13, 2023 MINUTES

PRESENT: Austin P. Henry, Chairman; Nanette Bennett, Brenda McEver, Members; Dan Moretti, Zoning Administrator; John Heyl, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: Peggy G. Jayme, Donald H. Newman, Jay S. Troutman, Members; Sarah Hanna, Borough Council Liaison

ALSO PRESENT: Chris Richardson, Hampton Technical Associates, Inc.; William Tippins; Michael Pohl

ABSENT: Thomas J. Murphy, Member

Mr. Henry called the meeting to order at 7:00 PM.

It was moved and seconded that the minutes from the meeting held on February 13, 2023, be approved as submitted. The motion carried unanimously.

NEW BUSINESS

Environmental Disturbance Application:
23-04

Dennis J and Colleen Steigerwalt
Submitted by Hampton Technical Associates, Inc.
123 Pasadena Drive S
Construction of a Single-Family Dwelling

Chris Richardson from Hampton Technical Associates, Inc. was in attendance to answer questions relative to the construction of a new single-family residence located at 123 Pasadena Drive S, with driveway, sidewalks, pool area, and stormwater detention facility. The application also includes the proposal to remove 16 hardwood trees over 6" DBH with the intention of replanting 16 hardwood trees.

The applicant is seeking a waiver of the requirement to provide a geotechnical report. The application notes a disturbance of 20.07% of very steep slopes with low risk, for which the applicant is also requesting a waiver.

There was a brief discussion regarding the functionality of the stormwater detention facility and runoff calculations. John Heyl, Borough Engineer, confirmed that corrections were submitted, reviewed, and are in conformance with the ordinance.

The replanting plan consists of 16 hardwood trees—9 Pin Oak and 7 Red Sunset Maple. With several outbreaks of Oak wilt on nearby ridgelines, Mr. Troutman suggested moving some of the Pin Oaks to White Oaks to intermix some other species less susceptible to Oak wilt. Ms. Jayme also commented that she would like to see more diversity in the replanting plan with other native trees. The property could benefit from American hornbeam, Sycamore, Black gum, Beech, Birch, or Poplar. The property owners may be happier in the long run with some diversity. Having walked the property and considering the size the suggested trees would grow to be in height and span, Ms. Bennett recommended the selection of smaller trees that would be more landscape appropriate and can be seen at ground level that will not create an umbrella over the house or cause overcrowding in a short period of time.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 23-04 be recommended for approval by Borough Council as submitted with the recommendation that a revised replanting plan be resubmitted down the road with consideration of the suggestions made by the EAC. Also, with the granting of the waiver of the requirement for a geotechnical report and the granting of the waiver on the limitation of 15% for the disturbance of very steep slopes with low risk, permitting disturbance of up to 20.07%.

The motion was seconded by Mr. Newman and passed by unanimous vote.

OLD BUSINESS

Tree Removal Request:
TR-21-171

Diane and Frank Rath, Jr
400 Fairview Road
Tree Replanting Plan Follow-up

Mr. Rath submitted a replanting plan via email for consideration by the EAC. The plan consists of 8 White Oak, 4 Red Maple, 6 Norway Spruce, and 2 American Holly, the quantity of which satisfies his commitment from when the request was approved. The list includes Sunset Maple or Red Oak as alternate trees based on availability.

Mr. Troutman suggested including species other than the White Oaks, as it is better to intermix species. He also stated that the American Holly is not a very large tree, more of a shrub; it does not command the same scale as the hardwoods, and the deer browse them. Ms. Jayme pointed out that the Norway Spruce are not hardwoods according to the definition; therefore, the requirement for hardwoods is not fulfilled as specified.

Following review and discussion, it was moved by Mr. Troutman that Tree Removal Request TR-21-171 be recommended for approval by Borough Council as submitted contingent upon the replacement of the Norway Spruce or the addition of six hardwoods to the proposed replanting plan.

The motion was seconded by Ms. Bennett and passed by unanimous vote.

Environmental Disturbance Application:
22-01

William C Tippins
109 Hickory Hill Road
Expiration of EAC Application

Mr. Tippins was in attendance to detail the development progress at 109 Hickory Hill Road. The plan was approved a year ago, and the year is expiring. The applicant cut down trees as approved but has not otherwise commenced development. Mr. Tippins explained that the project has been put on hold indefinitely due to economic conditions. With the advisement of Hampton Technical, the lot was seeded with grass seed to stabilize for erosion. It was recommended that Mr. Tippins contact Hampton Technical to acquire a proposal for a reasonable stormwater remediation and replanting plan. Mr. Newman suggested an amendment to his current Erosion & Sediment Control Plan from the county to reflect the project's hiatus. No formal action is required at this time. Mr. Tippins will provide a plan to address replanting and stabilization for the EAC to review at an upcoming meeting.

OTHER BUSINESS

There was further discussion amongst the EAC members regarding future applications and how to prevent similar occurrences from happening again. It was determined that moving forward, applicants will need to receive a building permit before any activity in the way of an environmental disturbance occurs on the property as a condition of the application.

There being no other business to come before the EAC, the meeting was adjourned at 7:58 PM.

KELSEY M. MERSING
Administrative Assistant