**MINUTES**

**FOX CHAPEL PLANNING COMMISSION MEETING HELD JUNE 15, 2020**

PRESENT: Harrison Lauer, Chairperson; Nanette Bennett, Wesley W. Posvar, James M. Royston, Jeffrey B. Todd, Members; Paul Bell, Code Official; Gary Koehler, Borough Manager; A. Bruce Bowden, Borough Solicitor; Shawn Marie Peterson, Administrative Assistant.

ALSO

 PRESENT: Mark Hoffman, Steven Victor, Victor-Wetzel Associates; Andrew C. Bennett, Borough Council President; Mandy Steele, Betsy Monroe, Borough Council Members; 20 residents of Fox Chapel

 Mr. Lauer called the meeting to order at 5:01 PM. (There is a Zoom recording of this meeting, with accompanying slides, available at the Borough office.)

 The minutes of May 18, 2020, meeting were approved as submitted.

Conditional Use Application 20-3 – 251 and 305 Old Mill Road

 The proposed conditional-use application is for a density development dated February 26, 2020, revised March 26, 2020. Victor-Wetzel Associates prepared the application and are seeking conditional-use approval for the Density Development. This proposed Plan is a consolidation of 251 and 305 Old Mill Road, which are in the “A” Residential Zoning District.

 Steven Victor, of Victor-Wetzel Associates, shared a PowerPoint presentation with the Commission and residents on the three points he was asked to expand upon at the May 18, 2020, Planning Commission meeting. These three points were, to provide further documentation on how the Density Development meets the criteria of the Borough’s Comprehensive Plan (condition 8 for a density development), Alternate Configurations of the Open Space, and an Alternative to the Density Development. Mr. Lauer referenced Mr. Victor’s June 10 letter listing sections of the Comprehensive Plan with which he believes the density development is consistent.

 Mr. Victor shared seventeen reasons why the Density Development is consistent with the Borough’s Comprehensive Plan as follows:

p. ii The purpose of the Plan is to guide and manage growth and development

 *The Plan is not a no-growth document.*

p.1 The Plan was to direct where development and disturbance should not occur.

*The HB site was not identified as a no development or no disturbance site. Rather it was one of 21 sites recognized as ready for development.*

p.1 The Plan acknowledges that the losses due to development are minimal in comparison to Fox Chapel’s resources.

p. 4 Important concept of Density Development posed in 1963.

p. 4-5 Borough’s traditional large lot single family are buttressed by opportunities for Density Development, …desired to protect open space and natural features.

p. 5 Fox Chapel’s land use controls maximized sensitivity to the environment by flexibility, and response to site conditions through density transfer are most important.

p. 7 a major challenge is to mesh development interests with a respect of natural features.

 *HB’s Plan identifies the site’s natural resources and are preserved by the Density Development process.*

p. 10 Borough’s population projected to be 6,133 in 2000.

 *Borough’s population in 2020 is 5,300, which is the same as in 1986.*

p. 23 Borough’s natural features require close scrutiny and should be part of the review process.

 *HB’s Plan identifies the site’s natural resources and are preserved by the Density Development process.*

p. 27 Protect the environmental corridors and guide location and design of future land uses.

 *HB property is not in an environmental corridor and is specifically identified as a future residential development site.*

p. 28 Zoning Ordinance to have flexibility for reasonable use by such options as PRD and Density Development.

p. 34-35 There are 620 acres in sites over 10 acres in the A zoning available for development.

p. 54 Preserve outstanding natural features.

 *HB property was not identified to have any outstanding natural features.*

p. 54 Protect natural features in the land development process in common open space. Retain incentives for Density Development to create open space.

 *HB’s Density Development creates 3.5 acres of open space.*

p. 55 Trail networks

 *HB proposes a trail along Old Mill Road.*

pA-32 Preserve aesthetic quality as viewed from public roads.

 *HB’s proposal for open space along its three sides protects the view along Old Mill Road, Haverford Road, and the private driveway.*

pA-32 Creation of undisturbed open space within areas undergoing development.

 *HB exceeds the required open space standards while protecting natural amenities and creating walking trails. Half of the open space will be undisturbed.*

 He also explained that Victor-Wetzel Associates believe the current placement of open space is most beneficial to the Borough. Mr. Victor said that he had received no suggestions on better uses and locations for the 3.5-acres of open space. Lastly, Mr. Victor shared information comparing/contrasting the alternative Conventional Subdivision Plan to the Density Development. He described the benefits of the Density Development as follows:

1. Less environmental impact with shorter infrastructure
2. Natural features protected by open space
3. Permanent preservation of perimeter woodlands
4. Public safety with Old Mill Trail
5. Better home sites for future residents.

 Following Mr. Victor’s presentation, Mr. Lauer opened the discussion up to Commission members and residents. Questions arose as to what part of the open space will be undisturbed, and whether moving the intersection of Lane B with Old Mill Road 40-feet south of the existing driveway would be a traffic safety issue or not. Mr. Victor stated that a traffic study would need to be completed when Victor-Wetzel Associates applies for Preliminary Subdivision Plan approval. Lane A’s location was also a topic of discussion. A resident asked if instead of having the entrance for Lane A be located at Haverford Road, move it to Old Mill Road. Mr. Victor said he believes that the Lane coming off Old Mill Road does not meet the safety standards for sight distance or separation between intersections.

 At 6:00 PM, A motion was made by Mr. Royston to suspend the Planning Commission meeting for the Planning Commission to observe the Public Hearing for Conditional Use Application 20-3 to begin. The motion was seconded by Mr. Posvar and passed by a unanimous vote.

 At 8:03 PM, Mr. Lauer called the Planning Commission out of recess. Mr. Victor was asked to look into adding a trail between Lots A-1 and B-1, and/or between Lots A-2 and B-2 that will stretch to the high point of the property for public use. He was also asked to review whether Lane A can be located at Old Mill Road instead of Haverford Road. The Planning Commission decided to advise Borough Council that they will be deferring their decision until the next Planning Commission meeting at 5:00 PM on Monday, July 20, 2020.

There being no other business to come before the Commission, the meeting was adjourned at

8:10 PM.

 SHAWN M. PETERSON

 Borough Secretary