

Chartiers Township Planning Commission

2 Buccaneer Drive
Houston, PA 15342
(724) 745-3415
Fax (724) 745-1744

PLANNING COMMISSION

Harlan Shober, Chair
Lee Nickovich, Vice-Chair
Gerald Chambers, Secretary

Abby Dains
David Housley

September 2022 Agenda

September 20, 2022

4:30 P.M.

a. Call to Order

- a. Pledge of Allegiance

b. Roll Call

Chambers ____ Dains ____ Housley ____ Nickovich ____ Shober ____
Liekar ____ Slagle ____ Noble ____

c. Approval of the Minutes: *June 21, 2022*

Motion: _____ Second: _____ Vote: _____

d. Old Business

- a. None

e. New Business

a. Angel Ridge Animal Recue Conditional Use Application: Kennel

- i. *Call for a motion to recommend approval/denial/tabling of the Angel Ridge Animal Rescue Conditional Use Application to operate a Kennel at 411 Hickory Ridge Road (170-014-00-01-0001-01) in accordance with §350-51 F. (24).*

Motion: _____ Second: _____ Vote: _____

b. Kane Industrial Park Land Development Application

- i. *Call for a motion to recommend approval/denial/tabling of the Kane Industrial Park Land Development Application for 1700 Western Avenue (170-020-00-00-0005-00).*

Motion: _____ Second: _____ Vote: _____

- c. Sheetz Conditional Use Application to allow for fuel sales in the C-1 Zoning District:
 - i. Call for a motion to recommend approval/denial/tabling of the Sheetz Inc. Conditional Use Application for Fuel Sales in the C-1 Zoning District for 640 and 660 West Pike Street (170-017-03-00-0020-00 and 170-017-03-00-0019-00) in accordance with §350-51 F. (17).
Motion: _____ Second: _____ Vote: _____

- d. Sheetz Conditional Use Application to allow for deviation from the landscaping and bufferyard requirements of Ordinance No. 349, Landscaping and Bufferyard Zoning Amendment.
 - i. Call for a motion to recommend approval/denial/tabling of the request Sheetz Inc. for 640 and 660 West Pike Street (170-017-03-00-0020-00 and 170-017-03-00-0019-00) for a deviation from the landscape and bufferyard requirement to incorporate a minimum of 5 design elements of §350-38 C. to allow for the applicant to provide 3 design elements.
Motion: _____ Second: _____ Vote: _____

- e. Sheetz Conditional Use Application for deviations from the West Pike Street Overlay. The following motions are applicable to 640 and 660 West Pike Street (170-017-03-00-0020-00 and 170-017-03-00-0019-00)
 - i. Call for a motion to recommend approval/denial/tabling of the Conditional Use Application for a deviation from the maximum front yard building setback of 35' within the West Pike Street Overlay District in accordance with §350-49 F.(1(a)[1][b] to allow for a front yard setback of 42.2 feet.
Motion: _____ Second: _____ Vote: _____

 - ii. Call for a motion to recommend approval/denial/tabling of the Conditional Use Application for a deviation from the prohibition of construction within 50 feet from the top of the bank of a watercourse within the West Pike Street Overlay District in accordance with §350-49 F.(1)(a)[4] to allow for construction within 50 feet of the unnamed tributary to Chartiers Creek along the northern side of the property.
Motion: _____ Second: _____ Vote: _____

 - iii. Call for a motion to recommend approval/denial/tabling of the Conditional Use Application for a deviation from the minimum building height of 30 feet within the West Pike Street Overlay District in accordance with §350-49 F.(1(e) to allow for a building height of 26 feet.
Motion: _____ Second: _____ Vote: _____

- iv. Call for a motion to recommend approval/denial/tabling of the Conditional Use Application for a deviation from the requirement that parking be behind the front building line within the West Pike Street Overlay District in accordance with Chartiers Township Ordinance No. 349, Section 5, Chapter 350 Part E (2)(b) to allow for parking in front of the building.

Motion: _____ Second: _____ Vote: _____

f. Sheetz Subdivision and Land Development

- i. Call for a motion to recommend approval/denial/tabling of the subdivision and land development application of Sheetz Inc. for construction of a convenience store with fuel sales at 640 and 660 West Pike Street (170-017-03-00-0020-00 and 170-017-03-00-0019-00).

Motion: _____ Second: _____ Vote: _____

f. Adjournment

Motion: _____ Second: _____ Vote: _____ Time: _____