



PENN HILLS PLANNING COMMISSION
Meeting Packet
MARCH 21, 2024
7:30 PM



Prepared for the Penn Hills Planning Commission
by Meg Balsamico, Principal Planner
Penn Hills Department of Planning & Economic Development



PENN HILLS PLANNING COMMISSION MEETING

AGENDA

MARCH 21, 2024

7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – February 22, 2024

CONDITIONAL USE

1. At the request of the applicant this case was tabled at the January 25, 2024, Planning Commission meeting and has been rescheduled for March 21, 2024. Tysen Miller of KU Resources, Agent for the applicant, Dino Folino of FJIC Green LLC, located at 109 Dark Hollow Road Oakmont, PA 15139 is requesting Conditional Use approval to construct an indoor public recreational facility for nine (9) indoor pickleball courts. In addition, the applicant is also requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required. The facility will be located in the vicinity of Hunter Road and Colorado Street in the C, Conservation Zoning District. The lot and block numbers are #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00.

All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1174.

Persons with disabilities, requiring accommodations to participate in the proceedings, are requested to call 412-342-1174, 48 hours prior to the meeting to discuss how we may meet your needs. Hearing impaired may contact the Municipality through the State Relay Office at 1-800-654-5984 or 711.

Legal Advertisement to be published in the Pittsburgh Post-Gazette Local Xtra, (Penn Hills) Edition, on March 7, 2024, and March 14, 2024

**LEGAL AD
MUNICIPALITY OF PENN HILLS
PLANNING COMMISSION MEETING**

On Thursday, March 21, 2024, the Planning Commission of the Municipality of Penn Hills will meet at 7:30 PM, in the Penn Hills Municipal Building, Council Chambers, 102 Duff Road, to consider the following:

CONDITIONAL USE

1. At the request of the applicant this case was tabled at the January 25, 2024, Planning Commission meeting and has been rescheduled for March 21, 2024. Tysen Miller of KU Resources, Agent for the applicant, Dino Folino of FJIC Green LLC, located at 109 Dark Hollow Road Oakmont, PA 15139 is requesting Conditional Use approval to construct an indoor public recreational facility for nine (9) indoor pickleball courts. In addition, the applicant is also requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required. The facility will be located in the vicinity of Hunter Road and Colorado Street in the C, Conservation Zoning District. The lot and block numbers are #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00.

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Founda Pines Base Courts

AFFIDAVIT OF PUBLIC NOTICE (POSTINGS)

On 3/7/2024 I posted the property/properties
located at:

✓ 2 ON UTILITY POLES ON EITHER SIDE OF COLORADO @ HUNTER ROAD

✓ 1 " " " AT COLORADO @ RETURN DR

✓ 1 ON UTILITY POLE AT RETURN AND KANSAS

✓ 1 ON UTILITY POLE AT 231 KANSAS

✓ 1 ON UTILITY POLE ACROSS FROM 120 COLORADO ST

✓ 1 ON UTILITY POLE ACROSS FROM 1583 HUNTER ROAD - Project Site Location

✓ 1 ON UTILITY POLE IN FRONT OF 1476 HUNTER ROAD

✓ 1 ON UTILITY POLE AT RYAN LANE & HUNTER ROAD

✓ 2 ~~ON~~ AT ENTRANCE TO GREEN RIDGE PLAZA - HUNTER @ HIGHVIEW

(~~ON~~ POSTED ON BOTH GREENRIDGE PLAZA SIGNS AT ENTRANCE

✓ 1 ON UTILITY POLE IN FRONT OF APARTMENTS @ 100 HUNTER GARDEN COURT AND ACROSS FROM
ENTRANCE TO TURNER FRIENDSHIP PARK
as required by Ordinance 2420, Section 15.

JASON GRIFFITHS - 3/7/2024
(Name(s) of Code Enforcement Officer(s)) (Date)

[Signature]
(Signature(s) of Code Enforcement Officer(s))

Thursday, 2/22/2024

PENN HILLS PLANNING COMMISSION MEETING MINUTES

7:30 P.M.

Present:

Mr. Schaaf
Mr. Brodnicki
Ms. King
Dr. Kincaid
Mr. Chiappinelli (absent)
Meg Balsamico, Principal Planner, Department of Planning and Economic Development
Chris Blackwell, Director, Department of Planning and Economic Development
Dawn Williams, Secretary

Call To Order
Pledge of Allegiance
Roll Call

Chairperson Ms. King opened the meeting congratulating the Municipal Department of Planning and Economic Development.

Ms. King asked the board if any changes or corrections need to be made to the minutes dated 1/25/2024.

A motion to accept the minutes of the 1/25/2024 Planning Commission Meeting was asked for by Ms. King.

Dr. Kincaid made a motion to approve the minutes of 01/25/2024.

Mr. Brodnicki seconded the motion.

Roll Call

Ms. King presented the Community Development Block Grant Program (CDBG), and The HOME Investment Partnerships Program through the Allegheny County Home Consortium. The first of two public hearings on the proposed plan.

Ms. King was complimentary and spoke highly of the Penn Hills Planning Departments steadfast efforts and consistent hard work, while also emphasizing the program is now in its **50th Year** of operation.

Ms. King introduced **Meg Balsamico**, Principal Planner of the Municipal Planning Department, to elaborate on the Home Buyers Program. Meg provided the history, statistics, highlighted benefits, and continued success of the program for first time home buyers desiring to become residents in the Municipality of Penn Hills.

Dr. Kincaid inquired about narrowing down the stats on a report for review.

Meg Balsamico agreed to provide a report.

Chris Blackwell followed up emphasizing new buyers can choose where to live and Allegheny County views the Planning Department as the blueprint on piloting the program. Detail was also provided as to how CDBG funds are allocated as it relates to food banks, demolitions, and street paving.

Mr. Schaaf inquired about costs surrounding the concerns of vacant lots.

Chris Blackwell explained the Allegheny County Vacant Property Recovery Program is utilized for residents who have obtained vacant lots to turn them into gardens, private parking with garages and personal recreational use.

The presentation of the Community Development Block Grant Program (CDBG) and The HOME Investments Partnerships Program ends with continued accolades from the board for the hard work and outstanding teamwork the Planning Department provides daily to all residents in the Municipality.

Ms. King opens the meeting to the public with comments, questions, and concerns.

Bill Moutz 1335 Maple Avenue: Asks if and what financial limits are required for the New Buyer Home Investment Program?

Meg Balsamico provided all requirements for Mr. Moutz.

Greg Swatchick 648 Gramac Lane: Asks if the funding sources mentioned during the presentation are drawn from or co-mingled to repair or upgrade high trafficked roadways such as Old William Penn Highway?

Ms. Balsamico confirms the road in question does not qualify.

Mayor Calabrese 102 Duff Road: Made an announcement that a federal grant was accepted in the amount of \$800,000 to address Old William Penn Highway.

Mayor Calabrese also recognized the former Lincoln Park Community Center's new owner Khalil Darden. Now The Young Black Motivated Kings and Queens: De'Avery A. Thomas Community Center. Mayor stressed its vital presence in the Penn Hills Community for youth and surrounding neighborhoods. Mayor encouraged all to visit based on her walk-through on 2/11/2024 with Municipal Manager Scott Andrejchak.

Isis Chatman, Chief Executive Officer, Ruth's Way, Inc. 509 Long Road. Presents girls program that has been in the municipality for 19 years. The program conducts interactive forums in all 3 Penn Hills Schools to specifically help succeed in their futures. Ms. Chatman is applying for funding to help offset the cost of the program for young women that may experience financial hardship and find it unaffordable to join as well as to help with cost of staff and supplies. **Chris Blackwell** states the program has received funding for 2 years. His department has received line-item documentation of expenditures and how it reflects the funds that has assisted fifty young women each year.

Jennifer Balkey, Executive Director, Hebron Church Community Center. Ms. Balkey presented the program's mission is to improve quality of educational, social, and economic life within the community. Programs such as open gyms, for youth and adults from 2021. Programs are provided to all residents four days a week for approximately 450 residents of all economic status to avoid inequality labels. Ms. Balkey is applying for funding to provide more youth services and needs to support the mission.

Chris Blackwell made the board aware the planning department is still awaiting allocation for 2024. Chris explains HUD prefers brick & mortar projects to assist people for a longer period such as roofs and HVAC. The sort of public services Ms. Balkey is requesting cap at 15% per HUD's rules in funding programs. Mr. Blackwell explains to the board that planning understands the needs of the community center however funding tries to strengthen existing programs rather than starting new programs.

Ms. King made a motion to adjourn the meeting.

All in favor to adjourn.

Meeting was adjourned at 8:23 PM



MUNICIPALITY OF PENN HILLS
PLANNING DEPARTMENT
MEMORANDUM

TO: The Penn Hills Planning Commission

FROM: Meg Balsamico, Principal Planner *mb*

DATE: March 14, 2024

SUBJECT: Conditional Use Proposed Public Recreational Facility

APPLICANT: Tysen Miller, Vice President, Director of Engineering, KU Resources, Agent for the Owner

OWNER: Dino Folino of FJIC Green, LLC.

LOCATION: In the Vicinity of Hunter Road and Colorado Street

ZONING: C, Conservation Zoning District

LOT AND BLOCK: #0445-8-57-0000-00, #0444-R-52-0000-00 and
#0445-C-277- 0000-00

The applicant's agent Tysen Miller of KU Resources requested that this case be tabled and rescheduled for the March 21st Planning Commission meeting. I have enclosed the minutes from the January 25, 2024, Planning Commission meeting for your information and a copy of the email correspondence between Tysen Miller and myself concerning the applicant's request to table. I also enclosed the email correspondence from PennDOT regarding the bonding requirement for Hunter Road for the construction of the pickle ball facility.

Please refer to your packet from the January 25th meeting for the information pertaining to this case. The Planning Department's recommendation remains the same and is attached along with a copy of the draft resolution to be approved by Mayor and Council.

I mailed the Planning Commission's meeting agenda to surrounding property owners on Hunter Road, Colorado Street, Kansas Street, Greenridge Drive, Ryans Lane, Oakview Drive, and Blanchar Drive as I did for the January 25, 2024 PC meeting.

The applicant and their agent(s) have reviewed the ten recommended conditions and are in agreement with the conditions. The recommended conditions meet the requirements of Penn Hills Zoning Ordinance 2420, Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Storm Water Ordinance 2642 and Penn Hills Grading Ordinance

The Planning Department recommends approval of the Conditional Use request and offers the following motion:

" I make a motion that the Planning Commission recommend to Penn Hills Mayor and Council that the Conditional Use be approved with the ten (10) conditions listed on the attached Resolution and that the applicant's request for the Conditional Use to construct an indoor pickle ball facility in the vicinity of Hunter Road and Colorado Street be placed on the agenda for the April 22, 2024 Mayor and Council meeting for consideration and approval."

MLB/mb

Cc: Tysen Miller, KU Resources
David Hohman, KU Resources
Mr. Dino Folino, FJIC Green, LLC.
Mr. Anthony Folino
Mr. Richard Mantsch
File

MUNICIPALITY OF PENN HILLS

Resolution No. 2024 - _____

A RESOLUTION OF THE MUNICIPALITY OF PENN HILLS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING CONDITIONAL USE APPROVAL TO DINO FOLINO OF FJIC, LLC. FOR THE CONSTRUCTION OF A PUBLIC RECREATIONAL FACILITY FOR NINE, (9), INDOOR PICKLE BALL COURTS TO BE LOCATED IN THE VICINITY OF COLORADO STREET AND HUNTER ROAD, (LOT & BLOCK #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00)

WHEREAS, public recreational facilities require Conditional Use approval in the C- Conservation Zoning District Zoning District under the terms and provisions of the Penn Hills Zoning Ordinance 2420 and,

WHEREAS, Tysen Miller of KU Resources, Inc. agent for the owner of the property, Dino Folino of FJIC Green, LLC. has applied for Conditional Use approval to construct a public recreational facility for nine, (9), indoor pickle ball courts to be located in the vicinity of Hunter Road and Colorado Street, lot & block # #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00, located in the C-Conservation Zoning District and,

WHEREAS, the Planning Commission has conducted a public meeting to consider the application and has recommended approval of this application, and

WHEREAS, the Department of Planning and Economic Development and the Planning Commission have recommended approval of this application, and

WHEREAS, Section 11 of Penn Hills Zoning Ordinance 2420 sets forth standards for public and private recreational facilities, and

WHEREAS, the proposed development meets these standards with the exception of Section 11.5 D. (4) of Penn Hills Zoning Ordinance 2420 which requires that structures and parking areas must be a minimum of one hundred (100) feet from any existing single-family home for which the applicant is granted a modification to allow the parking area to be located eighty feet (80) from the existing single-family home located at 1583 Hunter Road.

WHEREAS, Mayor and Council approve this Conditional Use request with the following conditions:

1. The proposed project shall meet all portions of Section 11 of Penn Hills Zoning Ordinance 2420, Conditional Uses. A modification of Section 11.5 D. (4) of

Penn Hills Zoning Ordinance 2420 shall be granted to permit the parking lot to be located 80 feet from the single-family home located at 1583 Hunter Road where 100 feet is required provided that a landscaped buffer is maintained and shall be planted between the parking lot and the property line as depicted on the landscape plan submitted by KU Resources, the property owner's agent.

2. The property owner or their agent shall submit a land development plan to the Penn Hills Planning Commission for consideration and approval which shall meet all requirements of Penn Hills Zoning Ordinance #2420, Penn Hills Subdivision and Land Development Ordinance #2136, Penn Hills Storm Water Management Ordinance #2642, and shall include the submittal of a survey of the property/existing conditions plan, a site plan, a landscaping plan, a grading plan, a stormwater management plan, an erosion, sediment control plan, a lighting plan, a utility plan and the property owner shall comply with any additional conditions that the Planning Commission deems as necessary to protect the public health, safety and general welfare.
3. The property owner or their agent shall submit an Environmental Report that will include an Environmental Impact Statement to the Planning Commission with the land development application that shall be in accordance with Section 16 of Ordinance 2420 and section 8.17 of Ordinance 2136.
4. The property owner or their agent shall obtain a revision to their NPDES Permit from the Allegheny County Conservation District and the property owner or their agent shall obtain a permit for the sewage holding tank from the Plumbing Division of the Allegheny County Health Department.
5. Following the approval of the land development plans, a grading permit, and a building permit shall be obtained from the Penn Hills Department of Code Enforcement, and all required local, state, and federal permits shall be obtained prior to the start of any grading work, the placement of fill on the property or site preparation work to the property. Upon completion of the construction of the facility, an occupancy permit shall be obtained from the Penn Hills Department of Code Enforcement prior to the opening of the facility.
6. The property owner shall submit a performance bond that is equal to 110% of the project cost which shall be submitted with the grading and building permit application.
7. The property owner or their agent shall obtain a Highway Occupancy Permit from PennDOT for Hunter Road, (PA State Route 2080), prior to the start of any grading work, the placement of fill on the property or site preparation work to the property, and if required by PennDOT a traffic study shall be completed and a bond shall be provided by the property owner to PennDOT for any damages to the road that may be caused during the grading or construction phase.
8. The property owner or their agent shall hire and pay an inspector with their own funds from the offices of Penn Hills Municipal Engineer to verify and document

the type of fill, the quantity of fill being placed on the property and the date that the fill was brought to the site.

9. The facility shall open no earlier than 7:00 AM and close no later than 9:00 PM daily.
10. The parking lot shall provide a total of 53 parking spaces, 50 regular parking spaces and 3 ADA parking spaces and parking shall be prohibited along the public streets and along the public right of way for the patrons and employees of the public recreational facility.

NOW, THEREFORE, BE IT RESOLVED at a public meeting duly convened by Mayor and Council that the Municipality of Penn Hills approves this Conditional Use application.

THIS RESOLUTION APPROVED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE MUNICIPALITY OF PENN HILLS ON THIS _____ DAY OF _____, 2024 A.D.

PAULINE CALABRESE, MAYOR

DATE

SCOTT ANDREJCHAK, MANAGER

DATE

Thursday, 1/25/2024
PENN HILLS PLANNING COMMISSION MEETING MINUTES
7:30 P. M.

Present:

Dr. Kincaid
Mr. Schaaf
Mr. Brodnicki
Ms. King
Mr. Chiappinelli
Ms. Chelsea Dice, Penn Hillis Attorney
Ms. Amber Garbinski, Court Reporter
Meg Balsamico, Planning Dept., Municipal Planner
P. Jacquie Pierre-Small, Secretary

Call to Order
Pledge
Roll Call

Mr. Chiappinelli, Welcome to the new Board Member Mr. Brodnicki, former Penn Hills Council Member and Penn Hills resident.

A motion was made by Dr. Kincaid to approve the minutes of the 11/16/2023 Planning Commission meeting. The motion was seconded by Mr. Schaaf.

The minutes were approved by a 3 – 2 vote with Mr. Brodnicki and Ms. King abstaining because they were not in attendance at the 11/16/2023 meeting.

The reorganization of the Board Members:

A motion was made by Ms. King to nominate Mr. Chiappinelli for Board Chairman. The motion was seconded by Dr. Kincaid.
The nomination of Mr. Chiappinelli as Board Chairman was carried by a 5 – 0 vote.

A motion was made by Mr. Chiappinelli to nominate Ms. King for Board Chairwoman. The motion was seconded by Mr. Schaaf.
The nomination of Ms. King as Board chairwoman was approved by a 5 – 0 vote.

Mr. Chiappinelli presented Conditional Use Proposed Public Recreational Facility in the Vicinity of Hunter Road and Colorado Street.

The applicant Tysen Miller, Vice President, Director of Engineering, KU Resources, Agent for the Owner, Dino Folino of FJIC Green, LLC sent an email to Meg Balsamico stating Mr. Folino has requested that his case be tabled until the March 21, 2024, Planning Commission meeting.

Mr. Miller also left her a voice mail message and explained that Mr. Folino was out of town and needed more time to review the application packet and drawings prepared by KU Resources.

The March Planning Commission meeting was originally scheduled for March 28, 2024, which is Holy Thursday, and it has been rescheduled for March 21, 2024, and will begin at 7:30P. M.

A motion was made by Ms. King to table the **Conditional Use Application for the Proposed Public Recreational Facility**, until the March 21, 2024, Planning Commission meeting.

The motion was seconded by Dr. Kincaid.

Mr. Swatchick – 648 Gramac Ln. – questioned if there'll be two (2) Planning Commission meeting in March 2024.

The motion to table the **Conditional Use Application** was approved by a 5 – 0 vote.

The March Planning Commission meeting was originally scheduled for March 28, 2024, which is Holy Thursday, and it has been rescheduled for March 21, 2024, and will begin at 7:30 P. M.

Meg will send notices and agendas to the residents.

Dr. Kincaid Welcomed new Board Member Mr. Brodnicki, former Penn Hills Co Council Member.

Mr. Brodnicki thanked everyone.

A motion was made by Dr. Kincaid to adjourn the meeting.
The motion was seconded by Mr. Brodnicki.

The meeting was adjourned at 7:45 P. M.

Balsamico, Meg

From: Balsamico, Meg
Sent: Thursday, January 25, 2024 9:48 AM
To: Tysen Miller
Cc: Dino Folino; Blackwell, Chris
Subject: RE: Folino Pickleball Facility

| Tracking: | Recipient | Delivery | Read |
|-----------|------------------|------------------------------|-------------------------|
| | Tysen Miller | | |
| | Dino Folino | | |
| | Blackwell, Chris | Delivered: 1/25/2024 9:48 AM | Read: 1/25/2024 4:16 PM |

You're Welcome.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org
Address: 102 Duff Road, Pittsburgh, PA 15235

From: Tysen Miller <tmiller@kuresources.com>
Sent: Thursday, January 25, 2024 9:42 AM
To: Balsamico, Meg <MBalsamico@pennhills.org>
Cc: Dino Folino <dfolino@afolino.com>; Blackwell, Chris <CBlackwell@pennhills.org>
Subject: RE: Folino Pickleball Facility

Ok sounds good, thank you.

Tysen O. Miller PE, LEED AP, CPESC
Vice President, Director of Engineering
KU Resources, Inc.
22 S. Linden Street, Duquesne, PA 15110
412-469-9331 ext. 1016
412-606-8748 (cell)
tmiller@kuresources.com
www.kuresources.com



CENTRAL PENN BUSINESS JOURNAL
LEHIGH VALLEY BUSINESS
BEST PLACES to work in **PA** 2020

From: Balsamico, Meg <MBalsamico@pennhills.org>
Sent: Thursday, January 25, 2024 9:36 AM
To: Tysen Miller <tmiller@kuresources.com>
Cc: Dino Folino <dfolino@afolino.com>; Blackwell, Chris <CBlackwell@pennhills.org>

Subject: RE: Folino Pickleball Facility
Importance: High

Yes, it would be February 22nd for the Thursday, March 21st meeting.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org
Address: 102 Duff Road, Pittsburgh, PA 15235

From: Tysen Miller <tmiller@kuresources.com>
Sent: Thursday, January 25, 2024 9:30 AM
To: Balsamico, Meg <MBalsamico@pennhills.org>
Cc: Dino Folino <dfolino@afolino.com>; Blackwell, Chris <CBlackwell@pennhills.org>
Subject: RE: Folino Pickleball Facility

At this point that would be fine, but just let me know what the advertisement date for that would, be I assume just a week earlier.

Tysen O. Miller PE, LEED AP, CPESC
Vice President, Director of Engineering
KU Resources, Inc.
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tmiller@kuresources.com
www.kuresources.com



CENTRAL PENN BUSINESS JOURNAL
LEHIGH VALLEY BUSINESS
BEST PLACES
to work in **PA** 2020

From: Balsamico, Meg <MBalsamico@pennhills.org>
Sent: Thursday, January 25, 2024 9:28 AM
To: Tysen Miller <tmiller@kuresources.com>
Cc: Dino Folino <dfolino@afolino.com>; Blackwell, Chris <CBlackwell@pennhills.org>
Subject: RE: Folino Pickleball Facility
Importance: High

Tysen, I apologize, I just remembered that March 28th is Holy Thursday and I have to check with the Planning Commission to make sure that we have a quorum because I already know that one of the Planning Commissioners will not be present, would there be any objection for scheduling the Folino's case for Thursday, March 21st?

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org

Address: 102 Duff Road, Pittsburgh, PA 15235

From: Tysen Miller <tmiller@kuresources.com>
Sent: Thursday, January 25, 2024 9:15 AM
To: Balsamico, Meg <MBalsamico@pennhills.org>
Cc: Dino Folino <dfolino@afolino.com>; Blackwell, Chris <CBlackwell@pennhills.org>
Subject: RE: Folino Pickleball Facility

Thanks Meg. I think that since you would need to know by Monday, that we would then look to the February 29th advertising deadline for the March meeting.

Tysen O. Miller PE, LEED AP, CPESC
Vice President, Director of Engineering
KU Resources, Inc.
22 S. Linden Street, Duquesne, PA 15110
412-469-9331 ext. 1016
412-606-8748 (cell)
tmiller@kuresources.com
www.kuresources.com



From: Balsamico, Meg <MBalsamico@pennhills.org>
Sent: Thursday, January 25, 2024 9:11 AM
To: Tysen Miller <tmiller@kuresources.com>
Cc: Dino Folino <dfolino@afolino.com>; Blackwell, Chris <CBlackwell@pennhills.org>
Subject: RE: Folino Pickleball Facility
Importance: High

Good Morning Tysen,

I'm following up to my email below regarding the Folino's request to table their application for a Conditional Use approval. Have they decided when they will reschedule?

As you know per the PA Municipalities Code and Penn Hills Ordinances there are advertising requirements so if they want to reschedule, I will need to know before my legal is due to the paper. The date that it is due varies from month to month and I would need to know at least 1 week prior to the date that my ad is due. For example, my advertisement for the February 22nd PC meeting is due to the paper on February 1st so I would need to know if they want to reschedule their case today or Monday, January 29th at the very latest so that I can prepare the ad. The March PC meeting is scheduled for March 28th and the legal ad is due to the paper by March 7th and I need to know by February 29th.

Please let me know as soon as possible.

Thanks,

Meg Balsamico, Principal Planner
Municipality of Penn Hills

Phone: 412-342-1174

Website: www.pennhills.pa.gov

Email: mbalsamico@pennhills.org

Address: 102 Duff Road, Pittsburgh, PA 15235

From: Balsamico, Meg

Sent: Wednesday, January 24, 2024 1:34 PM

To: Tysen Miller <tmiller@kuresources.com>

Subject: RE: Folino Pickleball Facility

Hi Tysen,

When do the Folino's want their application rescheduled? The next Planning Commission meeting is scheduled for February 22, 2024. Please advise.

Thanks,

Meg Balsamico, Principal Planner

Municipality of Penn Hills

Phone: 412-342-1174

Website: www.pennhills.pa.gov

Email: mbalsamico@pennhills.org

Address: 102 Duff Road, Pittsburgh, PA 15235

From: Tysen Miller <tmiller@kuresources.com>

Sent: Wednesday, January 24, 2024 1:04 PM

To: Balsamico, Meg <MBalsamico@pennhills.org>

Subject: RE: Folino Pickleball Facility

Meg,

Per my voicemail, we would like to request to table the application tomorrow evening. Please let me know if you have any questions.

Thanks,

Tysen

Tysen O. Miller PE, LEED AP, CPESC

Vice President, Director of Engineering

KU Resources, Inc.

22 S. Linden Street, Duquesne, PA 15110

412-469-9331 ext. 1016

412-606-8748 (cell)

tmiller@kuresources.com

www.kuresources.com



KU Resources, Inc.

Innovative Solutions. Outstanding Support.

From: Balsamico, Meg <MBalsamico@pennhills.org>
Sent: Tuesday, January 23, 2024 10:42 AM
To: Tysen Miller <tmiller@kuresources.com>; David Hohman <dhohman@kuresources.com>
Cc: Dino Folino <dfolino@afolino.com>
Subject: Folino Pickleball Facility

Please note that on page 3 of the Planning Department's recommendation dated January 17, 2024, I had to make several corrections to my original memo regarding the number of parking spaces, which are highlighted because I just found that the total number of spaces shown on the drawing is incorrectly stated, 10 spaces were listed, it should be nine spaces, 8 regular spaces plus 1 ADA parking spot; the access aisle for passengers parking in the ADA space was counted as a parking space for the total number of parking spaces. The corrections are highlighted in yellow.

Please let me know if you have any questions or if you need any additional information.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org
Address: 102 Duff Road, Pittsburgh, PA 15235

Balsamico, Meg

From: Balsamico, Meg
Sent: Monday, January 22, 2024 1:00 PM
To: Jerry Chiappinelli; King, Liza; drjvon@yahoo.com; paulgs15147; Mark Brodnicki
Cc: Tysen Miller; Dino Folino
Subject: FW: [External] RE: Hunter Road - Proposed Grading and Pickle Ball Facility Construction

For your information, please see the email below from PennDOT regarding the bonding requirement for Hunter Road for the construction of the Pickle Ball Facility.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org
Address: 102 Duff Road, Pittsburgh, PA 15235

From: Balsamico, Meg
Sent: Monday, January 22, 2024 10:17 AM
To: Davis, Justin <justidavis@pa.gov>; Hann, Timothy (PENNDOT) <tihann@pa.gov>
Cc: Simmons, Michael (PENNDOT) <MICSIMMONS@pa.gov>
Subject: RE: [External] RE: Hunter Road - Proposed Grading and Pickle Ball Facility Construction

Thank you for your response. I will forward this email to the applicant, their engineer and to the Planning Commission and I also will include it in the packet that will go to Penn Hills Mayor and Council for their February meeting so that they are aware of the requirements.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org
Address: 102 Duff Road, Pittsburgh, PA 15235

From: Davis, Justin <justidavis@pa.gov>
Sent: Monday, January 22, 2024 9:18 AM
To: Hann, Timothy (PENNDOT) <tihann@pa.gov>
Cc: Balsamico, Meg <MBalsamico@pennhills.org>; Simmons, Michael (PENNDOT) <MICSIMMONS@pa.gov>
Subject: FW: [External] RE: Hunter Road - Proposed Grading and Pickle Ball Facility Construction

We have posted this road, so if they will need to bond the road if construction starts. I copied Mike Simmons (HOP) so he is aware of this situation and location.

Justin Davis | Civil Engineer Transportation
PA Department of Transportation|District 11-00|Maintenance Unit
45 Thoms Run Road | Bridgeville PA 15017
Phone: 412.429.4953 | Fax: 412.429.5069

www.penndot.pa.gov

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From: Balsamico, Meg <MBalsamico@pennhills.org>

Sent: Friday, January 19, 2024 4:23 PM

To: Davis, Justin <justidavis@pa.gov>

Subject: [External] RE: Hunter Road - Proposed Grading and Pickle Ball Facility Construction

ATTENTION: This email message is from an external sender. Do not open links or attachments from unknown senders. To report suspicious email, use the [Report Phishing button in Outlook](#).

Justin,

I work in the Planning Department for the Municipality of Penn Hills. If you recall back in 2021, Dino Folino of FJIC, Green, LLC. was proposing to construct a Soccer Facility in the vicinity of 1580 Hunter Road located in the vicinity of Hunter Road and Colorado Street. The soccer facility was never constructed, and Mr. Folino is now proposing to construct a Public Recreational Facility that will consist of a 23,040 square foot building with two parking lots to house nine indoor Pickle Ball courts. The project has been scaled down considerably but there still are concerns regarding traffic, grading and fill during construction, the condition of the road and the location of the entrance to the facility near a sharp bend on Hunter Road.

A Public Recreational Facility requires a conditional use to be approved by Penn Hills Mayor and Council which will be scheduled on February 26, 2024. The Penn Hills Planning Commission will review and make a recommendation to Penn Hills Mayor and Council on Thursday, January 25, 2024. I attached a copy of the draft Resolution prepared by the Planning Department, the drawings submitted by the applicant's engineer and the preliminary cut/fill report for your information. If this is approved Condition #7 will require that Mr. Folino or his agent obtain a HOP from PennDOT, bond the road and complete a traffic study if required by PennDOT.

Please let me know if you have any questions or comments regarding this development.

Thank you,

Meg Balsamico, Principal Planner

Municipality of Penn Hills

Phone: 412-342-1174

Website: www.pennhills.pa.gov

Email: mbalsamico@pennhills.org

Address: 102 Duff Road, Pittsburgh, PA 15235

From: Balsamico, Meg

Sent: Monday, October 18, 2021 11:19 AM

To: Davis, Justin <justidavis@pa.gov>

Subject: RE: Hunter Road - Proposed Grading and Soccer Facility Construction

Good Morning Justin,

The contact information for Dino Folino is 412-287-9281, his email address is : dfolino@folino.com.

His engineer and agent for this project is Tysen Miller of KU Resources and his phone number is 412-469-9331 ext 1016 and his email address is tmiller@kuresources.com.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Department of Planning & Economic Development
102 Duff Road
Pittsburgh, PA 15235
Phone 412-342-1174
Fax 412-342-0023
Email: mbalsamico@pennhills.org
Website: www.pennhills.org

From: Davis, Justin <justidavis@pa.gov>
Sent: Monday, October 18, 2021 11:10 AM
To: Balsamico, Meg <MBalsamico@pennhills.org>
Subject: Hunter Road - Proposed Grading and Soccer Facility Construction

Good Morning,

I work in Posted and Bonded Roads in District 11 PennDOT. I am working on potentially posting Hunter Rd or having the haulers/developers upgrade the road as a result of the proposed soccer facility. Would you have contact information for Dino Folino of FJIC Green to discuss this matter?

Justin Davis
Civil Engineer – Posted and Bonded Rds



MUNICIPALITY OF PENN HILLS
PLANNING DEPARTMENT
MEMORANDUM

TO: The Penn Hills Planning Commission

FROM: Meg Balsamico, Principal Planner *MB*

DATE: January 17, 2024

SUBJECT: Conditional Use Proposed Public Recreational Facility

APPLICANT: Tysen Miller, Vice President, Director of Engineering, KU Resources, Agent for the Owner

OWNER: Dino Folino of FJIC Green, LLC.

LOCATION: In the Vicinity of Hunter Road and Colorado Street

ZONING: C, Conservation Zoning District

LOT AND BLOCK: #0445-B-57-0000-00, #0444-R-52-0000-00 and
#0445-C-277- 0000-00

Enclosed in your packet is an application for a request for a Conditional Use for your review and consideration. The property owner is Dino Folino of FJIC Green, LLC. of 109 Dark Hollow Road, Oakmont, PA 15139. Tysen Miller, of KU Resources has submitted the application on his behalf. The applicant is requesting Conditional Use approval to construct a public recreational facility for nine (9) indoor pickleball courts. The facility will be located in the vicinity of Hunter Road and Colorado Street and the lot and block numbers are #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00. The applicant is also requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required.

The applicant was granted a Conditional Use in January of 2021 for the construction of a soccer facility but due to the challenges of the land that included steep topography, the location of the property in a landslide prone area, the large amount of grading to be completed, the relocation of the gas line and the piping of the stream, the soccer facility was never constructed and the Conditional Use expired in January 2023.

The combined size of the three parcels is 36.32 acres +/- . The zoning classification of this property is C, Conservation. Public and Private Recreational Facilities require a Conditional Use

Approval by Mayor and Council.

Section 5.9 of Penn Hills Zoning Ordinance 2420 states the following:

"C District Permitted Uses - The C Conservation District is intended to encourage the conservation of certain lands within the Municipality where the economics of building and supplying public services and facilities argue against the most usual type of building development; where only high expenditures for grading, increased foundation costs and other additional site preparations will make the land more buildable; where commercial and industrial uses of the land are prohibited; and to discourage any use because its character or location within the district would create requirements and costs for public services substantially in excess of such requirements and costs in areas of the Municipality where land is not of the same physical character.

The lands within this district are identified by studies within the Penn Hills Land Use Policy Plan as lands possessing physical features presenting potential hazards to development. These features include, but are not limited to:

- Steep slopes (slopes in excess of 25%)
- Slide-prone soils
- Flood-prone areas
- Undermined areas

As it may be demonstrated that lands in this district can be utilized for more intensive uses, consideration may be given to a change of zoning classification as may be appropriate for the area and in accordance with the Comprehensive Plan for the Municipality.

The following uses are permitted in a C District. No uses are permitted to be conducted in the public right-of-way. Structures and uses not clearly permitted in a C District are prohibited.

5.9.A. The permitted uses in a C District are the same as permitted in an R-1 District which are:

5.1.A. The permitted uses in an R-1 District are:

- (1) Single-family residences
- (2) Agriculture/gardening
- (3) Accessory uses
- (4) Signs as permitted in Section 9
- (5) Farms and farm animals on parcels of five acres or more
- (6) No-Impact Home Occupation

A Conditional Use approval is required for a public recreational facility in the C, Conservation Zoning District. Section 5.20 of Ordinance 2420 states the following:

5.20 C District, Conditional Uses - The approval of conditional uses by the Council is regulated by the applicable provisions of Section 11 of this ordinance.

5.20.A. The following uses are conditional uses in a C District:

- (1) Public and private recreational facilities

This project has been scaled back significantly from what was proposed for the soccer facility. The applicant's engineer completed a preliminary bulk cut/fill analysis and the estimated amount of fill that will be brought to the site will be "100 cubic yards which is estimated to require 7 triaxle dump trucks as each truck can haul about 15 cubic yards of fill". There will be no re-location of the gas line and they are not proposing to pipe the stream. They have estimated that the construction of the pickle ball facility will take 6 months to build, and they are hoping to begin in May of 2024 if they have obtained all required permits.

They are proposing to construct a pre-engineered 23,040 square foot building to house nine indoor pickle ball courts, restrooms, 2 retaining walls, 2 parking lots will be constructed: 1 parking lot with 19 parking spaces and 1 ADA parking space and 1 parking lot with 31 parking spaces and 2 ADA parking spaces for a total of 50 regular parking spaces. Section 10.1 D provides the requirement for the number of parking spaces and there is no specific requirement for pickle ball, racquet ball or tennis courts but based on section 10.1 D (19), Other – for all uses which could not reasonably be placed in one of the classifications stated in the Ordinance, the required number of spaces

shall be determined by the Planning Commission. The applicant's engineer based the parking calculations on a minimum of 4 cars per court which would total 36 spaces and parking for 5 employees totaling 41 spaces which would leave 9 spaces open for players waiting to play for a total of 50 spaces plus 3 ADA parking spaces for a total of 53 parking spaces. The Planning Department has reviewed their parking calculations and find that they are acceptable and recommend that the Planning Commission accept the proposed number of spaces.

The applicant is requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required. This is shown on the drawings submitted by the applicant. The applicant has proposed to plant a heavy buffer of evergreen trees, shrubs and deciduous trees to buffer the parking lot from the neighboring single family home. The landscaping shall be maintained on a continual basis and the plantings shall be replaced as needed. The Planning Commission can also consider requiring that the property owner have opaque fencing installed in front of the parking lot in addition to the landscaping to further screen the parking lot. The property owner who resides at 1583 Hunter Road was mailed an agenda and a copy of this recommendation will also be mailed to the owner of the property.

In addition to meeting the advertising and posting requirements, the Planning Department also sent the Planning Commission's meeting agenda to surrounding property owners on Hunter Road, Colorado Street, Kansas Street, Greenridge Drive, Ryans Lane, Oakview Drive, and Blanchar Drive. The Planning Department received phone calls from several residents of the area who expressed concerns about the poor condition of Hunter Road and the potential for damage to the road from construction vehicles. They also have concerns about the location of the entrance to the facility being near a sharp bend on Hunter Road and are concerned that this could create hazardous conditions and an increase in traffic accidents on Hunter Road. Hunter Road is a state road and, the Planning Department recommended the following condition: The property owner or their agent shall obtain a Highway Occupancy Permit from Penn DOT for Hunter Road, (PA State Route 2080), prior to the start of any grading work, the placement of fill on the property or site preparation work to the property and if required by PennDOT a traffic study shall be completed and a bond shall be provided by the property owner to PennDOT for any damages to the road that may be caused during the grading or construction phase.

There is no available sewage on the property and the applicant, and his engineer have proposed a holding tank for the sewage which will have to be pumped out and hauled away by a company.

When the applicant was proposing to construct the soccer fields this was proposed and discussed with the Allegheny County Plumbing Division. They will have to obtain approval and the required permits from the Plumbing Division of the Allegheny County Health Department.

If the Conditional Use is approved, the land development plans will have to be approved by the Planning Commission and will have to meet all requirements of Penn Hills Zoning Ordinance #2420, Penn Hills Subdivision and Land Development Ordinance #2136 and Penn Hills Storm Water Management Ordinance #2642.

There are ten (10) proposed conditions that have been placed on the applicant's request. They have been discussed with the applicant and the applicant's agent and they agree with the conditions. "The applicant's engineer states in the attached narrative that "following the approval of the Conditional Use approval, a full and complete land development application will be submitted, and all required local, state and federal permits will be obtained as required. A site survey and a geotechnical investigation and a slope stability analysis was completed for the prior development and additional geotechnical investigative work will be required for this development to analyze the soils prior to the construction of the proposed building and retaining walls." This will be part of the Environmental Report that is required to be completed per Section 16 .3 of PH Zoning Ordinance 2420 and Section 8.17 of PH Subdivision and Land Development Ordinance #2136.

The applicant and his engineer have been advised by the Planning Department that the submittals will be reviewed by Penn Hills Municipal Engineer and that they will have to comply with their recommendations.

This request will be placed on the Agenda of Penn Hills Mayor and Council at the February 26, 2024, meeting of Penn Hills Mayor and Council.

At the conclusion of the hearing, the Planning Commission can make the following motion:

"I recommend to Penn Hills Mayor and Council that the Conditional Use be approved with the ten (10) conditions stated on the enclosed draft Resolution to be presented to Penn Hills Mayor and Council at their February 26, 2024, meeting for consideration and approval.

MLB/mb

Cc: Tysen Miller, KU Resources
David Hohman, KU Resources
Mr. Dino Folino, FJIC Green, LLC.
Mr. Anthony Folino
Mr. Richard Mantsch
File

Balsamico, Meg

From: Balsamico, Meg
Sent: Monday, January 22, 2024 2:40 PM
To: Jerry Chiappinelli; King, Liza; drjvon@yahoo.com; paulgs15147; Mark Brodnicki
Attachments: 012524 PC Packet.pdf

Please note that on page 3 of the Planning Department's recommendation dated January 17, 2024, I had to make several corrections to my original memo regarding the number of parking spaces, which are highlighted because I just found that the total number of spaces shown on the KU Resources drawing, (the applicant's engineer) were incorrect, they were listed as 10 spaces; they counted the ADA parking spot and the aisle for the total number of parking spaces. The corrections are highlighted in yellow.

Please let me know if you have any questions or if you need any additional information.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org
Address: 102 Duff Road, Pittsburgh, PA 15235

Balsamico, Meg

From: Balsamico, Meg
Sent: Tuesday, January 23, 2024 10:42 AM
To: Tysen Miller; David Hohman
Cc: Dino Folino
Subject: Folino Pickleball Facility
Attachments: 012524 PC Packet.pdf

Please note that on page 3 of the Planning Department's recommendation dated January 17, 2024, I had to make several corrections to my original memo regarding the number of parking spaces, which are highlighted because I just found that the total number of spaces shown on the drawing is incorrectly stated, 10 spaces were listed, it should be nine spaces, 8 regular spaces plus 1 ADA parking spot; the access aisle for passengers parking in the ADA space was counted as a parking space for the total number of parking spaces. The corrections are highlighted in yellow.

Please let me know if you have any questions or if you need any additional information.

Meg Balsamico, Principal Planner
Municipality of Penn Hills
Phone: 412-342-1174
Website: www.pennhills.pa.gov
Email: mbalsamico@pennhills.org
Address: 102 Duff Road, Pittsburgh, PA 15235



PENN HILLS PLANNING COMMISSION
Meeting Packet
JANUARY 25, 2024
7:30 PM



Prepared for the Penn Hills Planning Commission
by Meg Balsamico, Principal Planner
Penn Hills Department of Planning & Economic Development



PENN HILLS PLANNING COMMISSION MEETING

AGENDA

JANUARY 25, 2023

7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – November 16, 2023

CONDITIONAL USE

1. Tysen Miller of KU Resources, Agent for the applicant, Dino Folino of FJIC Green LLC, located at 109 Dark Hollow Road Oakmont, PA 15139 is requesting Conditional Use approval to construct an indoor public recreational facility for nine (9) indoor pickleball courts. In addition, the applicant is also requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required. The facility will be located in the vicinity of Hunter Road and Colorado Street in the C, Conservation Zoning District. The lot and block numbers are #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00.

All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1174.

Persons with disabilities, requiring accommodations to participate in the proceedings, are requested to call 412-342-1174, 48 hours prior to the meeting to discuss how we may meet your needs. Hearing impaired may contact the Municipality through the State Relay Office at 1-800-654-5984 or 711.

Legal Advertisement to be published in the Pittsburgh Post-Gazette Local Xtra, (Penn Hills) Edition, on January 11, 2024, and January 18, 2024

**LEGAL AD
MUNICIPALITY OF PENN HILLS
PLANNING COMMISSION MEETING**

On Thursday, January 25, 2024, the Planning Commission of the Municipality of Penn Hills will meet at 7:30 PM, in the Penn Hills Municipal Building, Council Chambers, 102 Duff Road, to consider the following:

ANNUAL REORGANIZATION MEETING – ELECTION OF OFFICERS

CONDITIONAL USE

1. Tysen Miller of KU Resources, Agent for the applicant, Dino Folino of FJIC Green LLC, located at 109 Dark Hollow Road Oakmont, PA 15139 is requesting Conditional Use approval to construct an indoor public recreational facility for nine (9) indoor pickleball courts. In addition, the applicant is also requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required. The facility will be located in the vicinity of Hunter Road and Colorado Street in the C, Conservation Zoning District. The lot and block numbers are #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00.

All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1174.

Persons with disabilities, requiring accommodations to participate in the proceedings, are requested to call 412-342-1174, 48 hours prior to the meeting to discuss how we may meet your needs. Hearing impaired may contact the Municipality through the State Relay Office at 1-800-654-5984 or 711.

Foundo Pines Base Courts

AFFIDAVIT OF PUBLIC NOTICE (POSTINGS)

On 1/11/2024 I posted the property/properties
located at:

2. ON UTILITY POLE ON EITHER SIDE OF COLORADO @ HUNTER ROAD
1. " " " AT COLORADO @ RETURN DR
1. ON UTILITY POLE AT RETURN AND KANSAS
1. ON UTILITY POLE AT 231 KANSAS
1. ON UTILITY POLE ACROSS FROM 120 COLORADO ST
1. ON UTILITY POLE ACROSS FROM 1583 HUNTER ROAD - Project Site Location
1. ON UTILITY POLE IN FRONT OF 1476 HUNTER ROAD
1. ON UTILITY POLE AT RYAN LANE & HUNTER ROAD
2. ~~at~~ AT ENTRANCE TO GREEN RIDGE PLAN - HUNTER @ HIGHVIEW
(~~was~~ POSTED ON BOTH GREEN RIDGE PLAN SIGNS AT ENTRANCE)

as required by Ordinance 2420, Section 15.

JASON GRIFFITHS - 1/11/2024
(Name(s) of Code Enforcement Officer(s)) (Date)


(Signature(s) of Code Enforcement Officer(s))

Thursday, 11/16/2023
PENN HILLS PLANNING COMMISSION MEETING MINUTES
7:38 P. M.

Present: Mr. Kerestus
Dr. Kincaid
Mr. Schaaf via phone call
Mr. Chiappinelli
Mr. Paul D. Zavarella, Planning Commission Attorney
Meg Balsamico, Planning Dept., Municipal Planner
P. Jacquie Pierre-Small, Secretary

Absent: Ms. King

Call to Order
Pledge
Roll Call

A motion was made by Dr. Kincaid to approve the minutes of the 10/26/2023 meeting. The motion was seconded by Mr. Kerestus.

Mr. Swatchick – 648 Gramac Ln. - name was misspelled in the 10/26/2023 Planning Commission meeting minutes on pages five (5) & eight (8).

The minutes were approved by a 4 – 0 vote with two changes to correct the spelling of Mr. Swatchick's name.

Mr. Chiappinelli presented Site Plan #547 – REVISED MEMO – Expansion of a Legal Non-Conforming Storage Yard without a Principal Structure.

NOTE: See Condition # 6 below – It has been changed to reflect the revisions that were made to the proposed lighting for the site.

This case was tabled at the September 28, 2023, Planning Commission meeting and has been rescheduled for Thursday, November 16, 2023, PC Meeting. Please refer to your packet from the September 28th meeting as needed.

The applicant's engineer has submitted a revised application which includes response letters to the comments from Gateway Engineers review letter dated September 11, 2023, the Planning Department's recommendation memo to the Planning Commission dated September 21, 2023, ACED's letter dated September 25, 2023. In addition, they also submitted revised land development plans, a PA Natural Diversity Inventory receipt dated September 26, 2023, and the Regulated Waters Presence/Absence Investigation, (to determine the presence of Wetlands on the site).

The variance approval that was granted would have expired on September 28, 2023. An extension of time was requested by Mr. Aivaliotis at the September PC meeting, and this

was reported to Planning Director Chris Blackwell and the extension of time was granted provided that the work is substantially completed by the end of November. I was at the site on October 9, 2023, with the applicant and their engineer and I recommended to Mr. Aivaliotis that he could begin the work to restore the site.

At the September 28, 2023, meeting the applicant's engineer stated that a wetlands delineation study would be completed. The study dated October 8, 2023, is enclosed in your packet for your review. It was determined that no wetlands were observed within the Area of Investigation, (AOI) and that one watercourse was observed. The watercourse was 15 -20 feet lower in elevation than the surrounding AOI.

The enclosed copy of the Pennsylvania Natural Diversity Inventory (PNDI) Project Information revealed that the project has a potential impact, and that further information was required to be submitted to the PA Fish and Boat Commission and the U.S. Fish and Wildlife Service. The applicant's engineer submitted the additional information as requested on September 26, 2023. The Planning Department has not been updated regarding a response from the Fish and Boat Commission or the U.S. Fish and Wildlife Service. The Planning Department recommends that the applicant's engineer provide a copy of the correspondence from both agencies stating that the potential impacts have been addressed and that the project will be in compliance with the PA Fish and Boat Commission and the U.S. Fish and Wildlife Service. A copy of the correspondence from both agencies shall be submitted to the Planning Department prior to the issuance of the final Occupancy Permit from Penn Hills.

As stated in my previous memo, I spoke with Allegheny County Senior Resource Conservationist Anne Fox and she recommended that a binder could be placed on top of the asphalt millings; the asphalt millings, (RAP, Reclaimed Asphalt Pavement) can be used as a sub-base and then paved over or the asphalt millings could be removed and taken to a landfill and 2A gravel could be added to the site to replace the asphalt millings. I spoke with Ms. Fox following the September PC meeting and she also stated that the applicant could have a less expensive sealant applied on top of the asphalt millings rather than paving over top of the asphalt millings. The concern is that if the asphalt millings are not compacted and sealed properly, they could leach into the stream.

I contacted the PA DEP Bureau of Waste Management for additional guidance regarding the use of asphalt millings. A representative from DEP's Bureau of Waste Management contacted me and advised me that there are certain situations where a binder may not be required when asphalt millings are used. If the millings are used as a laydown area for the storage of vehicles and equipment, it can be used as long as there is enough binder in the millings itself and after thorough compaction is completed it is able to hold itself in place. This is acceptable per DEP's Industry Coproduct Determination for the use of asphalt millings, which I have enclosed. If it looks as if there is a potential chance of it leaching into the stream or dispersing into the air, then a binder would be required that would meet PennDOT specifications. Per the recommendations of the Bureau of Waste

Management, this is intended to limit the reclaimed asphalt pavement materials from washing and leaching. The Planning Department recommends that Penn Hills Municipal Engineer inspect the site to determine if the millings have been compacted properly and if the millings are not sufficiently compacted, a binder or a sealant shall be placed on top of the asphalt millings. In accordance with PA DEP Bureau of Waste Management Industry-Wide Coproduct Determination and in accordance with 25PA Code, Chapter 287.9 (relating to industry-wide coproduct determinations), RAP is formed of small particles, typically up to less than an inch in size, of bitumen and inorganic materials produced by the mechanical grinding of bituminous pavement surfaces that have not been subject to a spill or release of regulated substances or mixed with other solid waste. RAP is not the equivalent of used asphalt, which is typically in the form of chunks, typically greater than one inch in size and thus, is not considered clean fill under the Department's Management of Fill Policy.

The letter from Allegheny County Economic Development's Planning Division was received on September 25, 2023, and was discussed at the September 28, 2023, Planning Commission meeting. The applicant's engineer also submitted a letter addressing the comments from ACED which is enclosed.

The revised land development plans are enclosed, and revisions have been made per the recommendations of the Planning Department, Penn Hills Municipal Engineer and ACED. The applicant's engineer has addressed all of the recommended conditions in their response letters with the exception of condition #3 and condition #8 which have been placed as conditions of approval based on the additional information required from the PA Fish and Boat Commission, the U.S. and Wildlife Service and PA DEP's guidance on the use of asphalt millings.

The Planning Department recommends the approval of the land development plans provided that the applicant meets the conditions listed below and offers the following motion:

"I recommend that the land development plan for the expansion of the legal non-conforming contractor's storage yard be approved with the following nine (9) conditions:

1. The applicant shall comply with the recommendations of Penn Hills Municipal Engineer.
2. The applicant shall comply with the recommendations from the Planning Division of Allegheny County.
3. The applicant's engineer shall provide a copy of the correspondence from both agencies stating that the potential impacts have been addressed and that that the project will be in compliance with the PA Fish and Boat Commission and the U.S. Fish and Wildlife Service. A copy of the correspondence from both agencies shall be submitted to the Planning Department prior to the issuance of the final Occupancy Permit from Penn Hills.

- 4 A six-foot opaque fence shall be installed around the expansion area and the existing fencing shall be repaired or replaced with opaque fencing and the entrance drive to the property shall be repaired with a dust free gravel surface.
- 5 A grading permit and an occupancy permit shall be obtained from the Department of Code Enforcement and the applicant shall submit a Performance Bond for the work to be completed which is 110% of the cost of completion. The improvements shall be substantially completed by November 30, 2023.
- 6 The proposed existing light pole that is shown on the revised landscaping plan dated November 14, 2023, shall be repaired and underground wiring shall be installed, and shield(s) shall be added to the lighting fixture to prevent the spillover of glare onto adjacent properties and onto the roadway. The work shall be completed prior to the issuance of the occupancy permit.
- 7 The landscaping shall be installed as depicted on the revised landscaping plan.
- 8 An inspection of the site by Penn Hills Municipal engineer shall be completed to determine if the millings have been compacted per Penn DOT's specifications and if the millings are not sufficiently compacted, a binder or a sealant shall be placed on top of the asphalt millings.
9. Sidewalks shall be constructed along the frontage of the property if they are constructed on adjacent properties.

The Board Members, Meg, Adam Ventura, Attorney and Mr. Aivaliotis discussed the following issues/conditions.

They are ok with all Nine (9) conditions.

The cost for solar lighting is too high, the underground wiring will be repaired.

The work will start as soon as the Board's approval is given, and the work will be finished before the end of the year.

The drawings show the driveway running parallel against the fence.

It's a gravel entrance from Sandy Creek Road, a pull off area.

Part is in the right-of-way and part on the property.

Landscaping is proposed along the fence. New fencing will be installed.

Mr. Kerestus will be a council member next year.

Mr. Chiappinelli made a motion to approve **Site Plan #547** with nine (9) conditions.

Mr. Kerestus seconded the motion.

Site Plan #547 – REVISED MEMO – Expansion of a Legal Non-Conforming Storage Yard without a Principal Structure was approved with the following nine (9) conditions. By a 4 – 0 vote.

1. The applicant shall comply with the recommendations of Penn Hills Municipal Engineer.
2. The applicant shall comply with the recommendations from the Planning Division of Allegheny County.
3. The applicant's engineer shall provide a copy of the correspondence from both agencies stating that the potential impacts have been addressed and that that the project will be in compliance with the PA Fish and Boat Commission and the U.S. Fish and Wildlife Service. A copy of the correspondence from both agencies shall be submitted to the Planning Department prior to the issuance of the final Occupancy Permit from Penn Hills.
4. A six-foot opaque fence shall be installed around the expansion area and the existing fencing shall be repaired or replaced with opaque fencing and the entrance drive to the property shall be repaired with a dust free gravel surface.
5. A grading permit and an occupancy permit shall be obtained from the Department of Code Enforcement and the applicant shall submit a Performance Bond for the work to be completed which is 110% of the cost of completion. The improvements shall be substantially completed by November 30, 2023.
6. The proposed existing light pole that is shown on the revised landscaping plan dated November 14, 2023, shall be repaired and underground wiring shall be installed, and shield(s) shall be added to the lighting fixture to prevent the spillover of glare onto adjacent properties and onto the roadway. The work shall be completed prior to the issuance of the occupancy permit.
7. The landscaping shall be installed as depicted on the revised landscaping plan.
8. An inspection of the site by Penn Hills Municipal engineer shall be completed to determine if the millings have been compacted per Penn DOT's specifications and if the millings are not sufficiently compacted, a binder or a sealant shall be placed on top of the asphalt millings.
9. Sidewalks shall be constructed along the frontage of the property if they are constructed on adjacent properties.

There will be no Planning Commission meeting in December 2023.

Dr. Kincaid made a motion to adjourn the meeting.

Mr. Schaaf seconded the motion.

The meeting was adjourned at 8:04 P. M.



MUNICIPALITY OF PENN HILLS
PLANNING DEPARTMENT
MEMORANDUM

TO: The Penn Hills Planning Commission

FROM: Meg Balsamico, Principal Planner *MB*

DATE: January 17, 2024

SUBJECT: Conditional Use Proposed Public Recreational Facility

APPLICANT: Tysen Miller, Vice President, Director of Engineering, KU Resources, Agent for the Owner

OWNER: Dino Folino of FJIC Green, LLC.

LOCATION: In the Vicinity of Hunter Road and Colorado Street

ZONING: C, Conservation Zoning District

LOT AND BLOCK: #0445-B-57-0000-00, #0444-R-52-0000-00 and
#0445-C-277- 0000-00

Enclosed in your packet is an application for a request for a Conditional Use for your review and consideration. The property owner is Dino Folino of FJIC Green, LLC. of 109 Dark Hollow Road, Oakmont, PA 15139. Tysen Miller, of KU Resources has submitted the application on his behalf. The applicant is requesting Conditional Use approval to construct a public recreational facility for nine (9) indoor pickleball courts. The facility will be located in the vicinity of Hunter Road and Colorado Street and the lot and block numbers are #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00. The applicant is also requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required.

The applicant was granted a Conditional Use in January of 2021 for the construction of a soccer facility but due to the challenges of the land that included steep topography, the location of the property in a landslide prone area, the large amount of grading to be completed, the relocation of the gas line and the piping of the stream, the soccer facility was never constructed and the Conditional Use expired in January 2023.

The combined size of the three parcels is 36.32 acres +/- . The zoning classification of this property is C, Conservation. Public and Private Recreational Facilities require a Conditional Use

Approval by Mayor and Council.

Section 5.9 of Penn Hills Zoning Ordinance 2420 states the following:

"C District Permitted Uses - The C Conservation District is intended to encourage the conservation of certain lands within the Municipality where the economics of building and supplying public services and facilities argue against the most usual type of building development; where only high expenditures for grading, increased foundation costs and other additional site preparations will make the land more buildable; where commercial and industrial uses of the land are prohibited; and to discourage any use because its character or location within the district would create requirements and costs for public services substantially in excess of such requirements and costs in areas of the Municipality where land is not of the same physical character.

The lands within this district are identified by studies within the Penn Hills Land Use Policy Plan as lands possessing physical features presenting potential hazards to development. These features include, but are not limited to:

- Steep slopes (slopes in excess of 25%)
- Slide-prone soils
- Flood-prone areas
- Undermined areas

As it may be demonstrated that lands in this district can be utilized for more intensive uses, consideration may be given to a change of zoning classification as may be appropriate for the area and in accordance with the Comprehensive Plan for the Municipality.

The following uses are permitted in a C District. No uses are permitted to be conducted in the public right-of-way. Structures and uses not clearly permitted in a C District are prohibited.

5.9.A. The permitted uses in a C District are the same as permitted in an R-1 District which are:

5.1.A. The permitted uses in an R-1 District are:

- (1) Single-family residences
- (2) Agriculture/gardening
- (3) Accessory uses
- (4) Signs as permitted in Section 9
- (5) Farms and farm animals on parcels of five acres or more
- (6) No-Impact Home Occupation

A Conditional Use approval is required for a public recreational facility in the C, Conservation Zoning District. Section 5.20 of Ordinance 2420 states the following:

5.20 C District, Conditional Uses - The approval of conditional uses by the Council is regulated by the applicable provisions of Section 11 of this ordinance.

5.20.A. The following uses are conditional uses in a C District:

- (1) Public and private recreational facilities

This project has been scaled back significantly from what was proposed for the soccer facility. The applicant's engineer completed a preliminary bulk cut/fill analysis and the estimated amount of fill that will be brought to the site will be "100 cubic yards which is estimated to require 7 triaxle dump trucks as each truck can haul about 15 cubic yards of fill". There will be no re-location of the gas line and they are not proposing to pipe the stream. They have estimated that the construction of the pickle ball facility will take 6 months to build, and they are hoping to begin in May of 2024 if they have obtained all required permits.

They are proposing to construct a pre-engineered 23,040 square foot building to house nine indoor pickle ball courts, restrooms, 2 retaining walls, 2 parking lots will be constructed: 1 parking lot with 19 parking spaces and 1 ADA parking space and 1 parking lot with 31 parking spaces and 2 ADA parking spaces for a total of 50 regular parking spaces. Section 10.1 D provides the requirement for the number of parking spaces and there is no specific requirement for pickle ball, racquet ball or tennis courts but based on section 10.1 D (19), Other – for all uses which could not reasonably be placed in one of the classifications stated in the Ordinance, the required number of spaces

shall be determined by the Planning Commission. The applicant's engineer based the parking calculations on a minimum of 4 cars per court which would total 36 spaces and parking for 5 employees totaling 41 spaces which would leave 9 spaces open for players waiting to play for a total of 50 spaces plus 3 ADA parking spaces for a total of 53 parking spaces. The Planning Department has reviewed their parking calculations and find that they are acceptable and recommend that the Planning Commission accept the proposed number of spaces.

The applicant is requesting a waiver of section 11.5 D (4) of Ordinance 2420 to allow the parking area to be 80 feet from the existing single-family dwelling located at 1583 Hunter Road where 100 feet is required. This is shown on the drawings submitted by the applicant. The applicant has proposed to plant a heavy buffer of evergreen trees, shrubs and deciduous trees to buffer the parking lot from the neighboring single family home. The landscaping shall be maintained on a continual basis and the plantings shall be replaced as needed. The Planning Commission can also consider requiring that the property owner have opaque fencing installed in front of the parking lot in addition to the landscaping to further screen the parking lot. The property owner who resides at 1583 Hunter Road was mailed an agenda and a copy of this recommendation will also be mailed to the owner of the property.

In addition to meeting the advertising and posting requirements, the Planning Department also sent the Planning Commission's meeting agenda to surrounding property owners on Hunter Road, Colorado Street, Kansas Street, Greenridge Drive, Ryans Lane, Oakview Drive, and Blanchar Drive. The Planning Department received phone calls from several residents of the area who expressed concerns about the poor condition of Hunter Road and the potential for damage to the road from construction vehicles. They also have concerns about the location of the entrance to the facility being near a sharp bend on Hunter Road and are concerned that this could create hazardous conditions and an increase in traffic accidents on Hunter Road. Hunter Road is a state road and, the Planning Department recommended the following condition: The property owner or their agent shall obtain a Highway Occupancy Permit from Penn DOT for Hunter Road, (PA State Route 2080), prior to the start of any grading work, the placement of fill on the property or site preparation work to the property and if required by PennDOT a traffic study shall be completed and a bond shall be provided by the property owner to PennDOT for any damages to the road that may be caused during the grading or construction phase.

There is no available sewage on the property and the applicant, and his engineer have proposed a holding tank for the sewage which will have to be pumped out and hauled away by a company.

When the applicant was proposing to construct the soccer fields this was proposed and discussed with the Allegheny County Plumbing Division. They will have to obtain approval and the required permits from the Plumbing Division of the Allegheny County Health Department.

If the Conditional Use is approved, the land development plans will have to be approved by the Planning Commission and will have to meet all requirements of Penn Hills Zoning Ordinance #2420, Penn Hills Subdivision and Land Development Ordinance #2136 and Penn Hills Storm Water Management Ordinance #2642.

There are ten (10) proposed conditions that have been placed on the applicant's request. They have been discussed with the applicant and the applicant's agent and they agree with the conditions. "The applicant's engineer states in the attached narrative that "following the approval of the Conditional Use approval, a full and complete land development application will be submitted, and all required local, state and federal permits will be obtained as required. A site survey and a geotechnical investigation and a slope stability analysis was completed for the prior development and additional geotechnical investigative work will be required for this development to analyze the soils prior to the construction of the proposed building and retaining walls." This will be part of the Environmental Report that is required to be completed per Section 16 .3 of PH Zoning Ordinance 2420 and Section 8.17 of PH Subdivision and Land Development Ordinance #2136.

The applicant and his engineer have been advised by the Planning Department that the submittals will be reviewed by Penn Hills Municipal Engineer and that they will have to comply with their recommendations.

This request will be placed on the Agenda of Penn Hills Mayor and Council at the February 26, 2024, meeting of Penn Hills Mayor and Council.

At the conclusion of the hearing, the Planning Commission can make the following motion:

"I recommend to Penn Hills Mayor and Council that the Conditional Use be approved with the ten (10) conditions stated on the enclosed draft Resolution to be presented to Penn Hills Mayor and Council at their February 26, 2024, meeting for consideration and approval.

MLB/mb

Cc: Tysen Miller, KU Resources
David Hohman, KU Resources
Mr. Dino Folino, FJIC Green, LLC.
Mr. Anthony Folino
Mr. Richard Mantsch
File

MUNICIPALITY OF PENN HILLS

Resolution No. 2024 - _____

A RESOLUTION OF THE MUNICIPALITY OF PENN HILLS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING CONDITIONAL USE APPROVAL TO DINO FOLINO OF FJIC, LLC. FOR THE CONSTRUCTION OF A PUBLIC RECREATIONAL FACILITY FOR NINE, (9), INDOOR PICKLE BALL COURTS TO BE LOCATED IN THE VICINITY OF COLORADO STREET AND HUNTER ROAD, (LOT & BLOCK #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00)

WHEREAS, public recreational facilities require Conditional Use approval in the C- Conservation Zoning District Zoning District under the terms and provisions of the Penn Hills Zoning Ordinance 2420 and,

WHEREAS, Tysen Miller of KU Resources, Inc. agent for the owner of the property, Dino Folino of FJIC Green, LLC. has applied for Conditional Use approval to construct a public recreational facility for nine, (9), indoor pickle ball courts to be located in the vicinity of Hunter Road and Colorado Street, lot & block # #0445-B-057-0000-00, #0444-R-052-0000-00 and #0445-C-277-0000-00, located in the C-Conservation Zoning District and,

WHEREAS, the Planning Commission has conducted a public meeting to consider the application and has recommended approval of this application, and

WHEREAS, the Department of Planning and Economic Development and the Planning Commission have recommended approval of this application, and

WHEREAS, Section 11 of Penn Hills Zoning Ordinance 2420 sets forth standards for public and private recreational facilities, and

WHEREAS, the proposed development meets these standards with the exception of Section 11.5 D. (4) of Penn Hills Zoning Ordinance 2420 which requires that structures and parking areas must be a minimum of one hundred (100) feet from any existing single-family home for which the applicant is granted a modification to allow the parking area to be located eighty feet (80) from the existing single-family home located at 1583 Hunter Road.

WHEREAS, Mayor and Council approve this Conditional Use request with the following conditions:

1. The proposed project shall meet all portions of Section 11 of Penn Hills Zoning Ordinance 2420, Conditional Uses. A modification of Section 11.5 D. (4) of

Penn Hills Zoning Ordinance 2420 shall be granted to permit the parking lot to be located 80 feet from the single-family home located at 1583 Hunter Road where 100 feet is required provided that a landscaped buffer is maintained and shall be planted between the parking lot and the property line as depicted on the landscape plan submitted by KU Resources, the property owner's agent.

2. The property owner or their agent shall submit a land development plan to the Penn Hills Planning Commission for consideration and approval which shall meet all requirements of Penn Hills Zoning Ordinance #2420, Penn Hills Subdivision and Land Development Ordinance #2136, Penn Hills Storm Water Management Ordinance #2642, and shall include the submittal of a survey of the property/existing conditions plan, a site plan, a landscaping plan, a grading plan, a stormwater management plan, an erosion, sediment control plan, a lighting plan, a utility plan and the property owner shall comply with any additional conditions that the Planning Commission deems as necessary to protect the public health, safety and general welfare.
3. The property owner or their agent shall submit an Environmental Report that will include an Environmental Impact Statement to the Planning Commission with the land development application that shall be in accordance with Section 16 of Ordinance 2420 and section 8.17 of Ordinance 2136.
4. The property owner or their agent shall obtain a revision to their NPDES Permit from the Allegheny County Conservation District and the property owner or their agent shall obtain a permit for the sewage holding tank from the Plumbing Division of the Allegheny County Health Department.
5. Following the approval of the land development plans, a grading permit, and a building permit shall be obtained from the Penn Hills Department of Code Enforcement, and all required local, state, and federal permits shall be obtained prior to the start of any grading work, the placement of fill on the property or site preparation work to the property. Upon completion of the construction of the facility, an occupancy permit shall be obtained from the Penn Hills Department of Code Enforcement prior to the opening of the facility.
6. The property owner shall submit a performance bond that is equal to 110% of the project cost which shall be submitted with the grading and building permit application.
7. The property owner or their agent shall obtain a Highway Occupancy Permit from PennDOT for Hunter Road, (PA State Route 2080), prior to the start of any grading work, the placement of fill on the property or site preparation work to the property, and if required by PennDOT a traffic study shall be completed and a bond shall be provided by the property owner to PennDOT for any damages to the road that may be caused during the grading or construction phase.
8. The property owner or their agent shall hire and pay an inspector with their own funds from the offices of Penn Hills Municipal Engineer to verify and document

the type of fill, the quantity of fill being placed on the property and the date that the fill was brought to the site.

9. The facility shall open no earlier than 7:00 AM and close no later than 9:00 PM daily.
10. The parking lot shall provide a total of 53 parking spaces, 50 regular parking spaces and 3 ADA parking spaces and parking shall be prohibited along the public streets and along the public right of way for the patrons and employees of the public recreational facility.

NOW, THEREFORE, BE IT RESOLVED at a public meeting duly convened by Mayor and Council that the Municipality of Penn Hills approves this Conditional Use application.

THIS RESOLUTION APPROVED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE MUNICIPALITY OF PENN HILLS ON THIS _____ DAY OF _____, 2024 A.D.

PAULINE CALABRESE, MAYOR

DATE

SCOTT ANDREJCHAK, MANAGER

DATE



Municipality of Penn Hills
102 Duff Road, Penn Hills, PA 15235 Phone: 412-342-1172
Penn Hills Department of Planning



**UNIVERSAL APPLICATION FORM
PROPERTY/LAND USE**

Note: Please Print or Type This Application

APPLICANT:

Name: Tysen O. Miller PE Telephone Number: 412-469-9331
Address & Zip Code: KU Resources, Inc. 22 S Linden St., Duquesne, PA 15110
Relationship to Owner of Record: Project Engineer
Email: tmiller@kuresources.com

OWNER OF RECORD OF SUBJECT PROPERTY:

Name: FJ IC Green, LLC Telephone Number: 412-287-9281
Address & Zip Code: 109 Dark Hollow Road, Oakmont, PA 15139
Relationship to Owner of Record: Owner
Email: dfolino@afolino.com

PROPERTY INFORMATION:

Present Zoning: C Lot & Block #: 445-B-57, 444-R-52, & 445-C-277
Location: Hunter Road, Verona, PA 15147
Nature of Structures on Property: None

Lot Area (Sq. Ft.) 1,585,100 Width: 1,400 +/- Depth: 800 +/-
Present Use: Vacant
Proposed Use: Public Recreational Facilities*

APPLICANT'S NARRATIVE/EXPLANATION OF REQUEST:

Per Zoning Ordinance Section 11.5.D for Public and Private Recreational Facilities, the proposed development meets all required conditions, with the exception of parking located within 100' of an existing residence. Min. lot size is met, min. open space is met, structures setback is met, adequate landscape buffers are proposed, and the applicant understands the limitation of operating hours maybe implemented. For more detailed information please see the included narrative and drawings.

Updated 07/30/2020

***Revised 12/20/2023**

- ☐ Approval of Site Plan
- ☐ Subdivision Application
- ☐ Home Occupation – Submit Home Occupation Addendum w/Universal Application
- ☐ Home Occupation/No Impact Submit Home Occupation Addendum w/Universal Application
- ☐ Conditional Use/Planned Unit Residential Development
- ☒ Conditional Use/Other
- ☐ Zoning Amendment
- ☐ Curative Amendment / Council
- ☐ Curative Amendment / Zoning Hearing Board
- ☐ Non-Conforming Use Registration
- ☐ Special Exception
- ☐ Variance
- ☐ Temporary Use
- ☐ Appeal
- ☒ other See Modification Request form for Waiver regarding parking
-

CERTIFICATION OF AUTHORIZATION BY OWNER:

I certify that I am either the owner or have been authorized by the owner to submit this application.
I also certify that I am aware of applicable Penn Hills Ordinance and that they are available for review
in the office of the Penn Hills Department of Planning and Economic Development.



Tysen Miller, Project Engineer

Signature of Owner or Agent (PHOTO ID REQUIRED)

12-15-2023

Date of Application



Municipality of Penn Hills

102 Duff Road, Penn Hills, PA 15235 Phone: 412-342-1172
Penn Hills Department of Planning



UNIVERSAL APPLICATION FORM PROPERTY/LAND USE

Note: Please Print or Type This Application

APPLICANT:

Name: Tysen O. Miller PE Telephone Number: 412-469-9331
Address & Zip Code: KU Resources, Inc. 22 S Linden St., Duquesne, PA 15110
Relationship to Owner of Record: Project Engineer
Email: tmiller@kuresources.com

OWNER OF RECORD OF SUBJECT PROPERTY:

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Location: Hunter Road, Verona, PA 15147
Nature of Structures on Property: None

Lot Area (Sq. Ft.) 1,585,100 Width: 1,400 +/- Depth: 800 +/-

Present Use: Vacant
Proposed Use: Public Use 10/19/23 per email from Dino Folino
Private Recreational Facilities

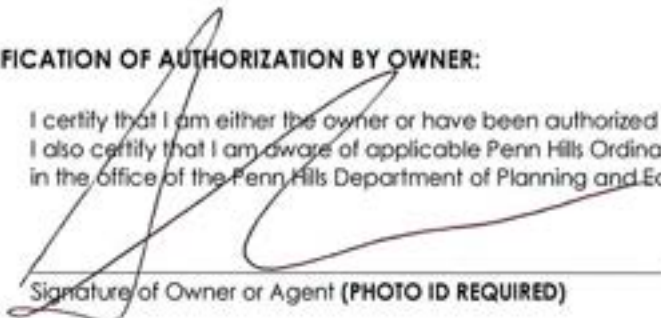
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- ☐ Approval of Site Plan
- ☐ Subdivision Application
- ☐ Home Occupation – Submit Home Occupation Addendum w/Universal Application
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- ☒ other See Waiver Form regarding parking
-

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I certify that I am either the owner or have been authorized by the owner to submit this application.
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in the office of the Penn Hills Department of Planning and Economic Development.


Signature of Owner or Agent (PHOTO ID REQUIRED)

12-15-2023

Date of Application



MODIFICATION REQUEST FORM
SUBDIVISION AND LAND DEVELOPMENT
ORDINANCES 2136 AND 2420

All Subdivision and Land Development must conform with Ordinances 2136 and 2420. Any requests for modifications must be fully described below and submitted with your application. The Planning Commission makes decisions on modification requests. They make their decision in accordance with Section 3.8 of Ordinance 2136.

1. Section of Ordinance 2136 or 2420 from which you are requesting a modification? Section 11.5.D.(4)
2. Describe the request and minimum modification of the Ordinance that is necessary to achieve your objective?

One area of proposed parking is within the 100' setback from one existing residence.

3. Reason (s) that you believe this modification is necessary:
To minimize earthwork and avoid any earthwork operations within the stream or the stream setbacks, locating the one parking area within the 100' residential setback is preferable than the potential for a lot more earthwork and possibly more trucks accessing the site via Hunter Road. Robust, evergreen landscape buffers are planned in this area.

Owner's Agent:

Tyler Miller

Project Engineer

Applicant's Signature

Date 12-19-2023

Cut/Fill Report

FOLINO PICKLEBALL

Generated:2023-12-15 10:11:32

By user:jcritchfield

Drawing:K:\Clients\Folino Construction\FOL23477PHPR - Penn Hills Pickleball
Revisions\CADD\KU-Xref\K:\Clients\Folino Construction\FOL23477PHPR - Penn Hills
Pickleball Revisions\CADD\KU-Xref\X-REF-DSN-23477.dwg

| Volume Summary | | | | | | | |
|----------------|------|------------|-------------|-------------------|---------------|----------------|---------------|
| Name | Type | Cut Factor | Fill Factor | 2d Area (Sq. Ft.) | Cut (Cu. Yd.) | Fill (Cu. Yd.) | Net (Cu. Yd.) |
| EW-EG-FG | full | 1.000 | 1.000 | 41565.49 | 2201.21 | 2300.37 | 99.15<Fill> |

| Totals | | | | |
|--------|-------------------|---------------|----------------|---------------|
| | 2d Area (Sq. Ft.) | Cut (Cu. Yd.) | Fill (Cu. Yd.) | Net (Cu. Yd.) |
| Total | 41565.49 | 2201.21 | 2300.37 | 99.15<Fill> |

* Value adjusted by cut or fill factor other than 1.0

Preliminary bulk cut/fill analysis indicates approx. 100CY shortage of fill, which could be borrowed on-site from other areas of the property. If this amount of soil were required to be trucked in, it would only require approx. 7 triaxle dump trucks, as each truck can haul about 15 CY.

 LANDSLIDE PORTAL

This map identifies areas with potential slope stability problems significant to development. It is not designed to replace detailed studies, rather it delineates areas where technical site examinations are most vital to the safety and welfare of the general public. See the accompanying report for more information.

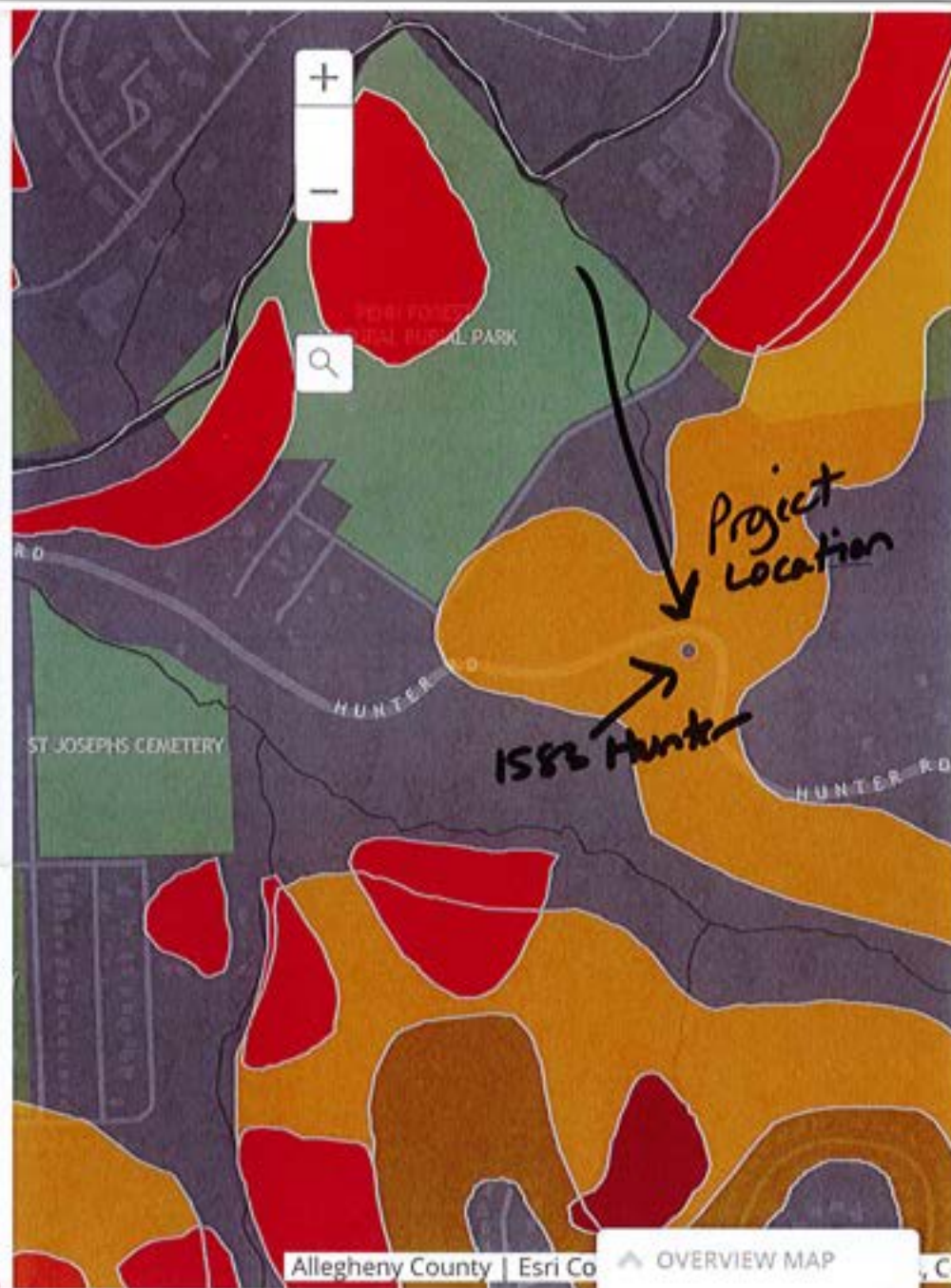
Pomeroy, John S. "Landslide Susceptibility and Land Modified by Man Map of Part of the Baden 7-1/2 Minute Quadrangle, Allegheny County, and Vicinity, Pennsylvania." USGS Publications Warehouse, 1974, pubs.usgs.gov/of/1974/0121/report.pdf.

Landslide Susceptibility

-  Recent Landslide
-  Prehistoric Landslide
-  Slopes with Conspicuous Soil Creep

Outcrop Area of Thick 'Red Bed' and Associated

Rock


[Home](#)
[Causes, Types, & Effects Assistance](#)
[Best Practices Online Resources](#)
[Map Tools](#)

For informational purposes and government use only. Not to be relied upon by the general public.

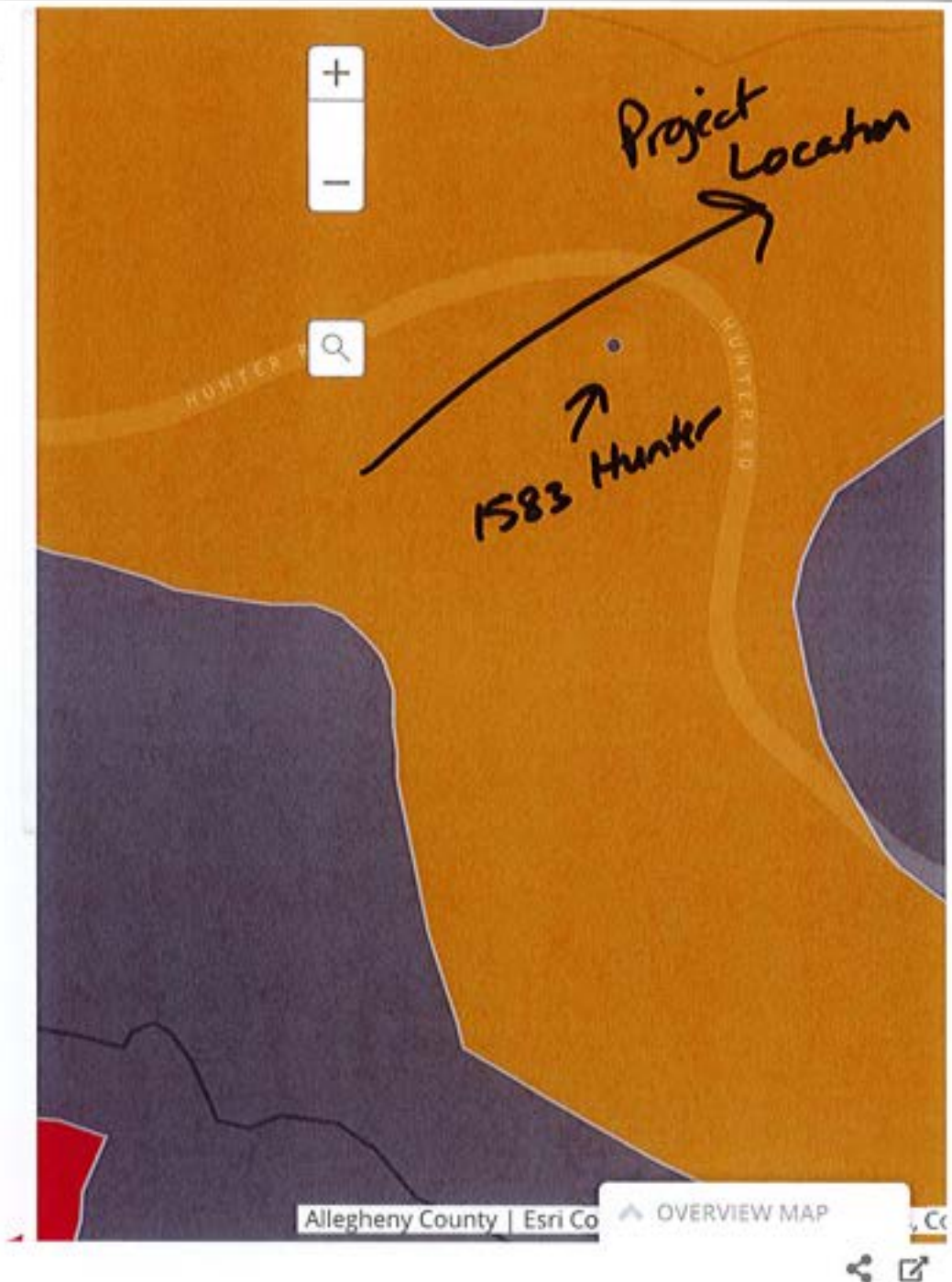
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Landslide Susceptibility

-  Recent Landslide
-  Prehistoric Landslide
-  Slopes with Conspicuous Soil Creep
-  Outcrop Area of Thick 'Red Bed' and Associated


[Home](#)
[Causes, Types, & Effects Assistance](#)
[Best Practices Online Resources](#)
[Map Tools](#)

For informational purposes and government use only. Not to be relied upon by the general public.



Parcel ID : 0445-B-00057-0000-00

Municipality : 934 Penn Hills

Property Address : HUNTER RD

Owner Name : FJ IC GREEN LLC

VERONA, PA 15147

| | | | |
|-------------------|------------------|---------------------|-------------------|
| School District : | Penn Hills Twp | Neighborhood Code : | 93405 |
| Tax Code : | Taxable | Owner Code : | Corporation |
| Class : | Agricultural | Recording Date : | 5/22/2017 |
| Use Code : | >10 ACRES VACANT | Sale Date : | 5/22/2017 |
| Homestead* : | No | Sale Price : | \$70,000 |
| Farmstead : | No | Deed Book : | 16804 |
| Clean And Green | Yes | Deed Page : | 262 |
| Other Abatement : | No | Lot Area : | 34.5100 Acres |
| | | Sale Code : | Multi-Parcel Sale |

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
 New owners wishing to receive the abatement must apply.
 The deadline to apply is March 1st of each year.
 Details may be found on the [County's abatement page](#).

2024 Full Base Year Market Value

2024 County Assessed Value

| | | | |
|----------------|----------|----------------|---------|
| Land Value | \$74,300 | Land Value | \$1,900 |
| Building Value | \$0 | Building Value | \$0 |
| Total Value | \$74,300 | Total Value | \$1,900 |

2023 Full Base Year Market Value

2023 County Assessed Value

| | | | |
|----------------|----------|----------------|---------|
| Land Value | \$74,300 | Land Value | \$1,900 |
| Building Value | \$0 | Building Value | \$0 |
| Total Value | \$74,300 | Total Value | \$1,900 |

Address Information

Owner Mailing : 109 DARK HOLLOW RD
 OAKMONT, PA 15139-1123



Municipality of Penn Hills

Code Enforcement



Parcel ID : 0445-C-00277-0000-00

Municipality : 934 Penn Hills

Property Address : HUNTER RD

Owner Name : FJIC LLC

VERONA, PA 15147

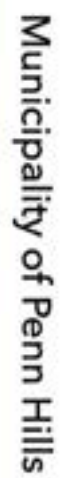
| | | | |
|-------------------|----------------|---------------------|-------------|
| School District : | Penn Hills Twp | Neighborhood Code : | 93405 |
| Tax Code : | Taxable | Owner Code : | Corporation |
| Class : | Residential | Recording Date : | 5/22/2017 |
| Use Code : | VACANT LAND | Sale Date : | 5/3/2017 |
| Homestead* : | No | Sale Price : | \$29,500 |
| Farmstead : | No | Deed Book : | 16804 |
| Clean And Green | No | Deed Page : | 257 |
| Other Abatement : | No | Lot Area : | 22,500 SQFT |

* If this property had a recent sale or deed change the "YES" that is showing may apply to the prior owner.
New owners wishing to receive the abatement must apply.
The deadline to apply is March 1st of each year.
Details may be found on the [County's abatement page](#).

| 2024 Full Base Year Market Value | | 2024 County Assessed Value | |
|----------------------------------|----------|----------------------------|----------|
| Land Value | \$13,600 | Land Value | \$13,600 |
| Building Value | \$0 | Building Value | \$0 |
| Total Value | \$13,600 | Total Value | \$13,600 |
| 2023 Full Base Year Market Value | | 2023 County Assessed Value | |
| Land Value | \$13,600 | Land Value | \$13,600 |
| Building Value | \$0 | Building Value | \$0 |
| Total Value | \$13,600 | Total Value | \$13,600 |
| Address Information | | | |

Owner Mailing :

109 DARK HOLLOW RD
OAKMONT , PA 15139-1123



Code Enforcement



Parcel ID : 0444-R-00052-0000-00

Municipality : 934 Penn Hills

Property Address : COLORADO ST
VERONA, PA 15147

Owner Name : FJ IC GREEN LLC

| | | | |
|-------------------|----------------|---------------------|-------------------|
| School District : | Penn Hills Twp | Neighborhood Code : | 93405 |
| Tax Code : | Taxable | Owner Code : | Corporation |
| Class : | Residential | Recording Date : | 5/22/2017 |
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| Farmstead : | No | Deed Book : | 16804 |
| Clean And Green | Yes | Deed Page : | 262 |
| Other Abatement : | No | Lot Area : | 1.7600 Acres |
| | | Sale Code : | Multi-Parcel Sale |

* If this property had a recent sale or deed change the "YES" that is showing may apply to the prior owner.
New owners wishing to receive the abatement must apply.
The deadline to apply is March 1st of each year.
Details may be found on the [County's abatement page](#).

2024 Full Base Year Market Value

2024 County Assessed Value

| | | | |
|----------------|----------|----------------|-------|
| Land Value | \$18,600 | Land Value | \$100 |
| Building Value | \$0 | Building Value | \$0 |
| Total Value | \$18,600 | Total Value | \$100 |

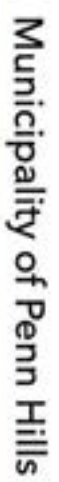
2023 Full Base Year Market Value

2023 County Assessed Value

| | | | |
|----------------|----------|----------------|-------|
| Land Value | \$18,600 | Land Value | \$100 |
| Building Value | \$0 | Building Value | \$0 |
| Total Value | \$18,600 | Total Value | \$100 |

Address Information

Owner Mailing : 109 DARK HOLLOW RD
OAKMONT, PA 15139-1123



Code Enforcement

