

**WHITE OAK BOROUGH  
PLANNING COMMISSION MEETING MINUTES  
HELD MAY 6, 2010**

**Planning Commission Members Present:**

Paul McCarthy  
Tony Villinger  
Glenn Beech  
Helen Stratigos

**Planning Commission Members Absent:**

Al Lebedda

**Others Present:**

Wayne Washowich  
Don Hultberg, Borough Engineer  
Terry Leckman, Borough Solicitor  
Jeff Phillips  
Ryan Pierce  
Mike Brinkos

Mr. McCarthy: I'd like to call to order the White Oak Planning Commission meeting for Thursday, May 6, 2010. Would everyone please stand for the Pledge of Allegiance?

All: Recited Pledge of Allegiance.

Mr. McCarthy: Planning Commission members present tonight, to my extreme left George Beech, Tony Villinger checking his microphone there, Helen Stratigos our Secretary, I'm Paul McCarthy, I'm acting as Chairman tonight – Al Lebedda our Chairman is absent. Next to me is Wayne Washowich Building Inspector, Don Hultberg - Borough Engineer representative, Terry Leckman on the end - Borough Solicitor. Before we get into our case tonight, we've got a couple minutes here from two (2) meetings that we need to get approved. The first meeting is February 4<sup>th</sup>. Is there any changes, corrections from the February 4, 2010, meeting? You can take a look at them if you decide they're okay I'll accept a motion. That's on the February 4<sup>th</sup> meeting. No corrections? Okay, let's do the March 4<sup>th</sup> meeting also.

Mrs. Stratigos: At the same time?

Mr. McCarthy: Any corrections, no changes?

Mrs. Stratigos: No.

Mr. McCarthy: Do I have a motion to accept the minutes as they are?

Mrs. Stratigos: Mr. Chairman, I so move.

Mr. McCarthy: Is there a second?

Mr. Villinger: I'll second that.

Mr. McCarthy: All those in favor?

All: Aye. (unanimous)

Mr. McCarthy: Opposed? Motion passed. Okay we have one (1) case tonight. It's for the addition to Francis McClure School. Would the representative or representatives please come to the podium and state your case? Please say your name, address, and please talk into the microphone, it's being recorded.

Mr. Phillips: My name is Jeff Phillips, Phillips and Associates, we're the engineers working for the McKeesport Area School District. I live in Monroeville, do you need the street address there?

Mr. McCarthy: Yes, please.

Mr. Phillips: My office is at 1122 Mossie Boulevard, Wall, PA 15148. We're here tonight before the Planning Commission for preliminary site plan approval. What's being proposed is a building addition to the southern side of the existing McClure School, as well as a small addition for a room on the northern, in the park area where the flag pole is (inaudible). The purpose of these additions, I'll let Ryan explain a little more about what's happening at (inaudible) school, but the parking area, which is more of a drop off for this end of the school, where they come off of Education Drive, loop in around the parking lot, we've made it one way so traffic can get through, drop off the kids, and get back out. This parking lot will also serve, during the daytime as a hard play area. This will be gated off, so that no cars will be parked there. We're far enough away from all of the property lines, the property is currently zoned R-2, which is a residential district. And a public education institution is a permitted use. We've utilized the full area of the building, to generate the parking tabulation, and required we need 154, we're proposing 170. And we also meet the, all setback requirements. We're indicated that the closest property line to any part of the building is 450 feet. This is just a little larger, basically. What's existing there now is a lawn grass area on the southern side of the building, we're proposing a parking lot with new concrete sidewalks for easy access. This sort of light colored area is more, what's going on (inaudible) engineered the new thing is they're

going to have infiltration in the ground water system, so it's a bio-retention area, which basically is a large area that's filled with a mix of, it's more like a peat moss, sand, soil mixture that allows the water to act as, filtrate into that like a big sponge and then slowly let it percolate down. So we've designated an area here. All of the water currently goes away from Educational Drive to the hillside here, and there's a headwall with a pipe that goes down over. So we would, we would provide additional calculations of that into our final approval. And I'll let Ryan maybe explain a little bit about why we're (inaudible)

Mr. Ryan Pierce: Good evening, my name is Ryan Pierce from J.C. Pierce –

Mr. McCarthy: Ryan, could you hold the microphone in your hand so we can make sure we get this recorded?

Mr. Ryan Pierce: Okay, let's start again. My name is Ryan Pierce and I'm the principle architect with J.C. Pierce Architects. And we're working for the McKeesport Area School district. Our office is located at 362 Lincoln Avenue, Pittsburgh PA, 15202. And I live in Jefferson Hills, at 210 Pleasantville Court, and that's j\Jefferson Hills, PA 15025. Let me just give you a real quick background on the project that the School District is doing. Currently, as you're probably aware, the district operates five (5) facilities for their grades K to 6. They have three (3) K – 3 buildings, two in McKeesport and one being the White Oak Elementary School in White Oak. And they operate two (2) 4 – 6 buildings, one being the Cornell School in McKeesport and the other being the Francis McClure Intermediate School here in White Oak. Under the new reconfiguration plan, they'll be consolidating to three (3) buildings that will serve the population of K – 6. There will be three (3) sites, and each site will be operated as a separate K-3 and 4-6 building where the students will be separated in the terms of functionality, with their class rooms. But there will also be some shared space in the center of those buildings - Gymnasium, cafeteria, library and administration. I don't have drawings, unfortunately, of the buildings that are going to go in McKeesport, but they will be new buildings with two (2) wings, one for each grade level. The White Oak School will be a little bit different. That will be the Francis McClure building and it would be converted to a K-3/4-6. The separation there will occur by floor. The upper floor will be the K-3 and the lower floor will be the 4-6 students. We'll look at this plan around here. Currently this is the gymnasium in the building, and there's a suite of classrooms that run here and here. And then up on the second floor there are classrooms that loop all the way around this portion of the building here, and again this is the gym. The cafeteria and the kitchen are back here. The new addition will basically surround the gymnasium, and if you've been up there you know that this has those funky structural elements that go up over top of the gym, and it's got some cow wall panels up high to let light into the gym. Basically this is probably the least attractive view of the building, is the gymnasium. We're going to be wrapping that with a new classroom wing that will provide twenty (20), I forget if it's twenty (20) or twenty two (22) new classrooms. I don't have a floor plan here. And it will in appearance match the appearance of the building here. So we're just going to pick up the same language of brick, the same window frames. It will look like it's always been there. This small addition will be a community room, large group instruction area that will be usable by the public, actually in off hours, and it's right off the main entrance

to the building so it will again be open off of that lobby space. And it's a one story space. Beyond that nothing really changes with the site or the building. There are going to be a few general improvements to the building, we're going to sprinker the building. We're going to be updating the technology in certain areas of the building, and there will be air conditioning in the entire school.

Mr. McCarthy: I had a question too, I guess this would be for Jeff. Now we figured our setbacks based on the lot lines, is that correct?

Mr. Jeff Phillips: Yeah, I really don't know what would be front yard or side.

Mr. McCarthy: My main question is, just, with the right-of-way it says public use, no right-of-way of record. Did you guys research this, do you know that ---

Mr. Jeff Phillips: Yeah, there's nothing that's recorded.

Mr. McCarthy: Nothing recorded?

Mr. Jeff Phillips: -- Except that it's been dedicated for public use.

Mr. Hultberg: Jeff just before that it says Educational Drive and you indicate fifty (50) feet, is that for the part that's outside of your property or what's that fifty (50) foot referring to I guess is my question?

Mr. Jeff Phillips: Well the fifty (50) foot width is what the width is

Mr. Hultberg: Back there off of your property?

Mr. Jeff Phillips: Here and it's also fifty (50) feet over here.

Mr. Hultberg: Okay, you just labeled it --

Mr. Jeff Phillips: But there's nothing that we found through the title search that the attorneys did that has said that this has been dedicated, turned over to the town, you know, from that legality.

Mr. Hultberg: Okay, so that fifty (50) foot was referring to both sides outside of your property?

Mr. Jeff Phillips: Right, I just, this was, we just said public use because we couldn't find anything that said legal right-of-way there.

Mr. Hultberg: Sure, Okay.

Mr. McCarthy: It's been for years, probably.

Mrs. Stratigos: It's been a long, long time.

Mr. McCarthy: Okay. How many classrooms are we going to have in this addition?

Mr. Jeff Phillips: I believe, and again I don't have a floor plan, I apologize, we'll have that for the next submission, I think there are twenty two (22) classrooms.

Mr. Jeff Phillips: The total for the whole school, of rooms, is seventy seven (77).

Mr. McCarthy: Seventy seven (77)?

Mr. Jeff Phillips: And that was based on (inaudible), Ryan's staff, that there's seventy seven (77) classrooms within the facility.

Mr. Ryan Pierce: We are also capturing, there are existing locker rooms on either side of the gymnasium that are no longer being used, those are going to be converted to classrooms. So there's four (4) there that (inaudible)

Mr. McCarthy: Okay.

Mr. Ryan Pierce: Basically, this school will be designed to, I believe the student count is 633 students projected at the school in grades pre-K-6.

Mr. McCarthy: So the upper are the K-3?

Mr. Ryan Pierce: Right.

Mr. McCarthy: Lower 4-6?

Mr. Ryan Pierce: Right.

Mr. McCarthy: Anyone have any idea, do they bus these kids together?

Mr. Ryan Pierce: No they will be bussed K-3, and 4-6, will be on separate busses, and the school will be operated on separate schedules. And actually, by (inaudible) presented to the school district, but the Department of Education, I believe they've reached an agreement where they will be considered as two (2) separate schools for uh, they'll be considered as separate schools by the Department. So in terms of No Child Left Behind and how they're evaluated and tested, you'll have an elementary, you'll have six (6) schools in this school district. Even though there will be two (2) at each site.

Mr. McCarthy: And they will have shared elements you've said also?

Mr. Ryan Pierce: Yeah, they'll share, well never will you have 2<sup>nd</sup> graders and 6<sup>th</sup> graders having lunch together. But there will be one cafeteria, so it will be used by the primary grades at certain times and by the intermediate grades at other times. There will be one library that will be used the same way, one gymnasium. There's a huge gymnasium

there, as you're aware, it's like a high school level competition gym. And you'll have separators or curtains, so you'll be able to run two (2) separate gyms in there at once.

Mr. McCarthy: You fellows have anything else to add?

Mr. Jeff Phillips: We'd like to start construction this summer. (inaudible)

Mr. Ryan Pierce: Our plan is to be done with this project for the fall of 2011. At that point the district will do a minor reconfiguration, in which they'll begin to utilize these class rooms, and take the load off of the class rooms in the other buildings, which are going to be, the other buildings are going to be maxed out, because the Cornell School in McKeesport is going to be closed starting in June. So at that point, this facility will come on line and offer some relief for a year, and then in 2012 we'll have two (2) new buildings in McKeesport open, the District will redistrict, and everybody will be at their permanent facility. I'm not aware of any, that any White Oak students will go to any school other than this one. I think that's the plan at this point. There will be some McKeesport students that probably come to fill up this school.

Mr. McCarthy: How do that determine that? How do they –

Mr. Mike Brinkos: (inaudible)

Mr. McCarthy: Name, address?

Mr. Brinkos: My name is Dr. Michael Brinkos and my address, my work address is 3590 O'Neil Boulevard in McKeesport, the McKeesport Area School District, and my home address is 300 Bevington Road and that's Pittsburgh, PA. In regards to redistricting of students, what we will try to do, when we look at this, is look at the students and the proximity. We want to have kids go to the school that is closest to their home. So that's how it will occur. So we anticipate with the three (3) facilities, one being over at the Cornell site, one proposed at the Renzie Park site up near the mound, and the one in McKeesport, what we will do is probably look, if you just off the top of your head, Christy Park would probably attend the Palkowitz property at the Renzie Park site. Over near the library would attend Cornell and White Oak would attend White Oak. And so we will look at all the other areas such as Versailles, and Dravosburg, and determine what would be the closest proximity to their homes.

Mr. McCarthy: I would assume you'd probably draw a map and delineate certain boundaries for each?

Mr. Brinkos: Right, that's correct, we would draw a map and we have folks also look at the overall student population within the district, where we have high concentrations of students, interestingly enough, you would think we have a lot of kids at this grade level going from Haler Heights somewhere, but there are only probably about 15 or 16 kids, with 6 elementary kids at this point in time in Haler Heights, so it really all depends on where the concentration of students are.

Mr. McCarthy: Thank you Dr. Brinkos. I guess now I'm going to ask my Engineer, Mr. Hultberg, if he has any other comments or?

Mr. Hultberg: Yeah, I'd like to enter into the record, the following: The applicant has submitted land development plans for a school building expansion at 500 Longvue Drive in White Oak, on behalf of the Borough of White Oak the EADS Group reviewed the Francis McClure School expansion and land development plan dated April 22, 2010, by Phillips and Associates and offered the following, and it has been presented to both the Planning Commission and the applicants and we'll leave that as a matter of record, no need to read it in full. Based on the comments that are written in that letter, the EADS Group recommends preliminary plan approval. There are issues outlined in that letter that Mr. Phillips is well aware of, was well aware of before he showed up at this meeting, and I'm sure he's proceeding getting his approvals with the Conservation District, and so forth and so on, so, I see no reason to hold up the project by not giving preliminary approval.

Mr. McCarthy: Okay, thank you Mr. Hultberg. Mr. Leckman any comments? Questions?

Mr. Leckman: There are no additional legal issues as I understand, except those raised at the Engineer's report dated May 5<sup>th</sup>.

Mr. McCarthy: Okay, thank you, thank you Mr. Leckman. Members of the Planning Commission any comments, questions or anything?

Mr. Villinger: No.

Mr. McCarthy: None? Okay. I'd like to entertain a motion to approve the addition to the Francis McClure School.

Mrs. Stratigos: I move that this Planning Commission approve the preliminary site plan for the proposed project known as Francis McClure Elementary/Intermediate School and as described on the plans and supporting documents prepared for the applicant, McKeesport Area School District by Phillips and Associates, Inc. Said recommendation shall be subject to the following conditions: Satisfaction of all conditions and site plan deficiencies as set forth in the Borough Engineer's report dated 5/5/10.

Mr. McCarthy: Do I have a second?

Mr. Villinger: Second.

Mr. McCarthy: All those in favor, signify by saying aye.

All : Aye. (unanimous)

Mr. McCarthy: Opposed? The motion passed. Thank you, gentlemen. Is there any other business on the Planning Commission tonight? I'll entertain a motion to close the meeting.

Mrs. Stratigos: I so move. (lol, we all moved)

Mr. McCarthy: Tony Villinger, second it?

Mr. Villinger: I'll second it.

Mr. McCarthy: All right, the meeting is over, thank you.

Mrs. Stratigos: Thank you Mr. Chairman.