

January 26, 2016

FINDLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

MEETING MINUTES

CALL TO ORDER

Mr. Leopold called the meeting to order at 7:00 p.m. in the Conference Room at the Findlay Township Municipal Building, Route 30, Clinton, Pennsylvania.

MEMBERS PRESENT: Ernie Leopold
Dan Moskal
John Thomas
Ken Faux
Rade Opacic

OTHERS PRESENT: Christopher Caruso, Manager/Planning Administrator
Cynde Harris, Planning Secretary

MINUTES:

After review of the November 24, 2105 Regular meeting minutes, Mr. Faux made a Motion to approve the minutes as presented. Seconded by Mr. Thomas. All ayes. Motion carried.

CORRESPONDENCE SENT

Recommendation letter to the Board of Supervisors for Imperial Landfill Preliminary & Final Land Development for a Pre-Treatment Leachate facility at 11 Boggs Road.

Approval of Simple Subdivision for Chapman Westport at 1074 Westport Road.

Recommendation to the Board of Supervisors for Chapman Westport Preliminary & Final Land Development for 1074 Westport Road.

CORRESPONDENCE RECEIVED

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Mr. Caruso presented the Woodcreek Manor Revised Final Subdivision for Lot #116 by reading through is January 8, 2016 review letter. Mr. Caruso noted the builder for this lot is Dan Ryan and Lot "A" will be 6,214 square feet; Lot "B" will be 4,329 square feet; Lot "C" will be 4,328 square feet; Lot "D" will be 4,345 square feet and Lot "E" will be 8,013 square feet. Mr. Caruso reported no outstanding items and the closure calculations have been received. After review, Mr. Moskal made a Motion to approve the Final Subdivision for Lot #116 as presented. Seconded by Mr. Thomas. All ayes. Motion carried.

Kevin Brett from Lennon, Smith, Souleret and Gerald Bunda from Imperial Land presented Revision #1 of the Findlay Industrial Park for Arthur Court. Mr. Caruso read from his January 12, 2016 review letter noting the applicant is proposing to construct a new 600 foot long roadway to access three development lots. Mr. Caruso noted no outstanding items with the application. Mr. Brett presented a diagram of Arthur Court, showing the six lots that will be configured around Arthur Court and Solar Drive. After review, Mr. Opacic made a Motion to recommend Revision #1 to Findlay Industrial Park for the construction of Arthur Court as presented. Seconded by Mr. Thomas. All ayes. Motion carried.

Mr. Brett and Mr. Bunda then presented the Preliminary and Final Land Development applications for Arthur Court. Mr. Caruso read from his January 13, 2016 review letter, noting a modification is being requested to install a walking trail in lieu of sidewalks on both sides of the street; all elevations need to be referenced to USGS datum; and appropriate signature blocks for the Municipality were changed on the latest plans.

Mr. Brett explained that the 1st lot is where they are installing Arthur Court and segments of the road may be shifted slightly to accommodate the dimensions of the lots as they are sold and developed. Mr. Thomas questioned the channel shown on the plans. Mr. Brett explained that is for stormwater to drain to the detention pond. Mr. Faux questioned if they would be extending the pipe. Mr. Brett noted that they are currently installing the pipe.

After review and discussion, Mr. Faux made a Motion to recommend the Preliminary and Final Land Development for three development lots along Arthur Court, along with the recommendation to approve the walking trail and contingent upon the elevation being referenced to USGS datum. Seconded by Mr. Moskal. All ayes. Motion carried.

OTHER BUSINESS:

None.

ADJOURNMENT

There being no further business, Mr. Opacic made a Motion to adjourn. Seconded by Mr. Moskal. The meeting was adjourned at 7:32 p.m.

Submitted by
Cynthia D. Harris
Recording Secretary

Adopted: March 22, 2016