

March 22, 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
Ken Faux
Sean Sawford
Rade Opacic

OTHERS PRESENT: Cynde Harris, Planning Secretary

MINUTES:

After review of the January 26, 2016 Reorganization Meeting Minutes, Mr. Faux made a Motion to approve the minutes as presented. Seconded by Mr. Opacic. All ayes. Motion carried. After review of the January 26, 2016 Regular meeting minutes, Mr. Opacic made a Motion to approve the minutes as presented. Seconded by Mr. Faux. All ayes. Motion carried.

CORRESPONDENCE SENT

Approval of Final Subdivision for Woodcreek Manor, Revised Lot #116.

Recommendation letter to the Board of Supervisors for Imperial Land Subdivision for Arthur Court.

Recommendation letter to the Board of Supervisors for Imperial Land Preliminary & Final Land Development for Arthur Court.

CORRESPONDENCE RECEIVED

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Josh McCall from Neyer and Sean Donnelly from Gateway Engineers presented the Neyer request for landscape modifications to Lot #12.4 in Clinton Commerce Park. Mr. McCall explained that they were not requesting to eliminate the landscaping from the side of Lot #12.4 but rather to install the landscaping once the adjacent lot, 12.5 has been started so the landscaping is not disturbed by the construction of 12.5. Mr. McCall also noted that all other landscaping would be installed at Lot #12.4 on schedule with the building construction. Mr.

Donnelly confirmed that the building/site for Lot 12.5 has been designed but has not yet been contracted. The Board expressed a desire to set a time limit on the installation of the landscaping for Lot 12.4 in case the site for 12.5 is not prepared timely. After discussion, Mr. Faux made a Motion to recommend deferring the landscaping on the North side of Lot 12.4 until Lot 12.5 is constructed or within one year of the shell occupancy permit being issued for Lot 12.4. Seconded by Mr. Opacic. All ayes. Motion carried.

Kevin Brett, Chris Dombrowski and Alex Bachman from Lennon, Smith & Souleret presented the Preliminary and Final Land Development applications for Buncher's Lot #5 on Solar Drive in the Findlay Industrial Park. Ms. Harris read from Mr. Caruso's March 10, 2016 review letters. Mr. Brett noted that outstanding items from those review letters, including: lighting details, referencing elevations, change of drive aisle to 25 feet, and handicapped ramps referenced on the walkway. Mr. Brett indicated that they would still need the modification for 14 parking spaces in the front of the building. The engineers explained that this will be a speculative building made of tilt up construction with architectural features on the corners, loading berths on one side and offices on the other side. Mr. Brett compared the building to the ADC building. There was discussion that the tilt-up construction does meet the Township ordinances but does not comply with the Findlay Industrial Park's architectural elevations covenants and that is something that will be resolved with Imperial Land. After review, Mr. Moskal made a Motion to recommend the Preliminary and Final Land Development applications for Lot #5 at Findlay Industrial Park, along with a favorable recommendation for the modification to have 14 parking stalls in the required front yard contingent upon satisfying all outstanding items on Mr. Caruso's review letters. Seconded by Mr. Opacic. All ayes. Motion carried.

OTHER BUSINESS:

None.

ADJOURNMENT

There being no further business, Mr. Moskal made a Motion to adjourn. Seconded by Mr. Opacic. The meeting was adjourned at 7:31 p.m.

Submitted by
Cynthia D. Harris
Recording Secretary

Adopted: May 24, 2016