

June 28, 2016

FINDLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

MEETING MINUTES

CALL TO ORDER

Mr. Moskal 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: Dan Moskal
 Sean Sawford
 Rade Opacic
 John Thomas
 Michelle McLaughlin

OTHERS PRESENT: Chris Caruso, Township Manager/Zoning Administrator
 Tom Garrett, Assistant Township Manager
 Cynde Harris, Planning Secretary

MINUTES:

After review of the May 24, 2016 Regular meeting minutes, Mr. Opacic made a Motion to approve the minutes as presented. Seconded by Mrs. McLaughlin. All ayes. Motion carried.

CORRESPONDENCE SENT

Recommendation letter to Board of Supervisors for the Posel Lot Line Adjustment for Plan of Lots #2.

Approval letter for the Alston Simple Subdivision

CORRESPONDENCE RECEIVED

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Sean Donnelly from Gateway Engineering presented the Neyer 45,360 square foot addition for the existing building on Lot 12.4 and a new 265,000 square foot building on Lot 12.5 at Clinton Commerce Park. Mr. Caruso read from his June 21, 2016 review letter, noting modifications are being requested for an additional 24 parking spaces (totaling 79) in the front of 12.4 and for 174 stalls in the front of 12.5; the elimination of Bufferyard "B" between the two buildings; the elimination of curbing along the eastern edge of the front and rear parking lots for 12.5 and for stormwater drainage; and to count the existing trees/shrubs along the western, northern and eastern property lines as a Bufferyard "D". Mr. Caruso also noted that planning modules for sanitary sewers needs to be provided.

With regard to the sanitary sewer planning modules, Mr. Donnelly explained that building 12.4 and 12.5 would be tying into the existing sanitary sewer system. Mr. Caruso indicated that would be acceptable and that FTMA will process that request.

Mr. Donnelly indicated that they would be taking the plantings required for the bufferyard between the two buildings and distributing them throughout the two lots where people could see them. The Board had some concerns for the driveway between the two buildings being bare and suggested that some ornamental trees and shrubbery be included in that divider driveway. With regard to the request to eliminate the curbing, Mr. Donnelly explained that there will be berming, but the water will come off the dock area and into a swale that releases into the pond. Mr. Caruso noted that the water will recharge back into the earth as well before reaching the pond. Mr. Caruso also commented that the Township was fine with considering the existing trees/shrubs for the western, northern and eastern bufferyards.

Mr. Caruso read from his June 21, 2016 final land development review letter, noting the aforementioned modification requests; the driveway for 12.5 needs to be 25 foot in width; the northern end of the parking for 12.5 does not show planting areas; the notation that utilities will be placed underground; a plant schedule needs to be provided; lighting needs to be glare shielded; boundary lines need to be delineated; and monumentation needs to be provided. The Board questioned if the loading areas for the two buildings could be tied together. Mr. Donnelly indicated it could not as there is a grade difference of about seven feet between the two buildings loading docks. Mr. Donnelly noted that all the outstanding items would be addressed. With regard to the boundary lines and monumentation, they are waiting for the finalization of the lease to prepare that information.

After review, Mr. Sawford made a Motion to recommend approval of the addition to 12.4 and the building at 12.5 as outlined, including the modification requests for the front parking, the elimination of the curbing, and the consideration of existing trees/shrubs as bufferyard. With regard to the Modification #2 request for the elimination of the bufferyard between the two buildings, the Planning Commission recommends planting ornamental trees and shrubbery between the buildings. This land development recommendation is contingent upon the applicant satisfactorily addressing all outstanding items in Mr. Caruso's June 21, 2016 review letters. Seconded by Mr. Opacic. All ayes. Motion carried.

OTHER BUSINESS:

Bill Erlich, Township resident, addressed the Board regarding the proposed Dutch Shell pipeline that is being proposed through western Clinton. Mr. Caruso indicated that Shell did approach the township years ago but no alignment had been selected. At that time, the Township did request that Shell consider only alignments that were as far away from residences as possible. Mr. Erlich indicated that there are two alignments being considered and his concern is the location of a collector line through the middle of his property. There was discussion if the property could be taken by eminent domain. Mr. Caruso and Mr. Ehrlich agreed to keep each other informed of any information they receive in this regard.

ADJOURNMENT

There being no further business, Mr. Opacic made a Motion to adjourn. Seconded by Mr. Thomas.
The meeting was adjourned at 7:34 p.m.

Submitted by
Cynthia D. Harris
Recording Secretary

Adopted: July 26, 2016