

July 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
Ken Faux
Rade Opacic
John Thomas
Michelle McLaughlin

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

MINUTES:

After review of the June 28, 2016 Regular meeting minutes, Mr. Moskal made a Motion to approve the minutes as presented. Seconded by Mr. Thomas. All ayes. Motion carried.

CORRESPONDENCE SENT

Recommendation letter to Board of Supervisors for Neyer's 12.4 Addition and Building 12.5 of Clinton Industrial Park.

CORRESPONDENCE RECEIVED

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Jim Sperdute from Sperdute Surveying presented an application from Dan Ryan Builders for a revised Final Subdivision to Lot #112 in Woodcreek Manor. Mr. Caruso read from his July 12, 2016 review letter, noting the revised final subdivision lines for Lot #112 are proposed to be Lot A=3,898 square feet; Lot B=2,111 square feet; Lot C=2,096 square feet; Lot D=2,107 square feet; and Lot E=3,889 square feet. Mr. Caruso noted there were no outstanding items on the plan. After review, Mr. Faux made a Motion to approve the Final Subdivision for Lot 112 (Revised) as outlined. Seconded by Mrs. McLaughlin. All ayes. Motion carried.

Tony Rosenberger from Chapman Properties and Kevin Brett from Lennon, Smith, Souleret presented the Preliminary and Final Subdivision application for Chapman Westport Road and S.

Campus Drive, Plan No. 1, Revision No. 2 . Mr. Caruso read from his July 13, 2016 review letter noting the revised application proposes to subdivide 427.4 acres into five parcels and a road right-of-way with Parcel #1 being 262.2 acres; Parcel A being 84.6 acres; Parcel B being 1.6 acres; Parcel C being 59.9 acres; Parcel D being 14.1 acres and the road rights-of-way will be 5.0 acres. Mr. Caruso noted there were no outstanding items with regard to the zoning requirements and the site plan. After review, Mr. Opacic made a Motion to recommend the Preliminary and Final Subdivision as outlined to the Board of Supervisors. Seconded by Mrs. McLaughlin. All ayes. Motion carried.

Mr. Rosenberger from Chapman Properties and Kevin Brett from Lennon, Smith, Souleret presented the Chapman Westport Road Extension Preliminary and Final Land Development application. Mr. Caruso read from his July 26, 2016 review letter noting the application requests the extension of Westport Road by 1,212 feet within Chapman Westport. In addition, Mr. Caruso explained that Kings Road will be redesigned to intersect with Westport Road instead of its current location off of S. Campus Drive. Mr. Caruso noted there were no outstanding items for the Land Development. After review, Mr. Opacic made a Motion to recommend the Preliminary and Final Land Development application to the Board of Supervisors for the Extension of Westport Road as outlined. Seconded by Mrs. McLaughlin. All ayes. Motion carried.

Mr. Rosenberger from Chapman Properties and Kevin Brett from Lennon, Smith, Souleret presented the Chapman Westport Preliminary and Final Land Development applications for 110 S. Campus Drive. Mr. Caruso read from his July 14, 2016 Preliminary Land Development review letter and his July 26, 2016 Final Land Development review letter, noting the applicant is proposing to construct a 48,000 square foot office/warehouse facility on a 59 acre parcel in Chapman Westport along with providing a cul-de-sac for S. Campus Drive. Mr. Caruso noted no outstanding items for zoning requirements, preliminary and final land development. After review, Mr. Moskal made a Motion to recommend the Preliminary and Final Land Development for 110 S. Campus Drive within Chapman Westport to the Board of Supervisors. Seconded by Mr. Thomas. All ayes. Motion carried.

Mr. Rosenberger from Chapman Properties and Kevin Brett from Lennon, Smith Souleret presented the Chapman Westport Preliminary and Final Land Development applications for 1200 Westport Road. Mr. Caruso read from his July 26, 2016 review letters noting the application is proposing to construct a 1,015,740 square foot office/warehouse facility on an 84.6 acre parcel within Chapman Westport. Mr. Caruso indicated there were no outstanding items for zoning requirements but the applicant is requesting one modification for 974 current and 102 future parking stalls to be located in the front yard. Mr. Rosenberger confirmed that they do have a potential tenant for this facility. Mr. Moskal thanked Mr. Rosenberger for presenting such clean applications. Mr. Rosenberger gave credit to the engineers. After review, Mr. Faux made a Motion to recommend the Preliminary and Final Land Development for 1200 Westport Road, along with the modification for parking as outlined. Seconded by Mr. Opacic. All ayes. Motion carried.

Ashley Weinman from PennTex Ventures, LLC (PTV) along with Ed Fink and Ethan Brice from Civil and Environmental Consultants presented the Dollar General Preliminary and Final Land Development applications for 1110 Clinton Road. Mr. Caruso read from his July 13, 2016 review

letters, noting the applicant is proposing to construct a 9,100 square foot retail store on a 1.94 acre parcel on Clinton Road. Mr. Caruso outlined outstanding items on the application to include the delineation and outline of the bufferyards on the plans; the necessity for 45 parking spaces when only 36 are proposed; modifications for 18 parking stalls to be located in the front yard; nine parking stalls to be five feet from the building and seven parking stalls at nine feet from the building when 10 feet is required; a freeboard of 1.82 feet in lieu of the 2 feet of freeboard required for the emergency spillway; a five foot access road for the detention facilities in lieu of the required 10 foot road; the submission of the Planning Module Components for the sanitary sewers, the Roadway Occupancy Permit for site access; the environmental constraints study; the sewage feasibility study and water adequacy evaluation all have not yet been provided for review. With regard to the Final Land Development application, Mr. Caruso noted the following outstanding items in addition to the aforementioned: no internal landscaping for the parking areas was proposed on the plan; a loading zone was indicated as opposed to a loading berth at least 50 feet in length and 12 feet in width as required; no sidewalks are proposed; no architectural elevations were provided; no notation that all utilities are to be placed underground was on the plans; bufferyards need to be delineated including landscaping along Clinton Road; no lighting details were provided; and the appropriate signature blocks were not on the plan.

Mr. Caruso noted that the applicant has submitted application to PennDOT for the right-of-way access and the sewage and water adequacy studies will be addressed with a letter from FTMA.

Mr. Fink indicated that the bufferyards will be delineated and that the net floor area was submitted instead of the gross floor area. With this calculation, the required parking calculates to 35.5 stalls and 37 have been provided. Ms. Weinman added that Dollar General typically requires 30-32 parking spaces for their retail stores. Regarding the distance to the building from the parking stalls, the Board questioned the necessity of the requirement. Mr. Leopold and Mr. Caruso estimated that was included as a safety measure. Mr. Fink indicated that there would be two bollards installed at the entrance, two at the loading area and three at the trash enclosure, along with an integral curb all around the parking area at the building with six inch curbing to the sidewalk. Ms. Weinman noted that if they were to move the parking spaces back, this would reduce the drive lane. With regards to the facade; Ms. Weinman indicated the building would be a split face block in the front with the balance of the other sides in steel.

Mr. Opacic commented that the project is too big for the lot. Mr. Leopold agreed and explained to the applicant that the Planning Commission is willing to work with them but the proposed building is surrounded on three sides by residential properties, so the applicant may have to look at making revisions to the size of the building, etc. Mr. Fink indicated that they do have some topographic restrictions such as hard rock on the eastern side of the property but they can revise the two foot freeboard stormwater intake to meet the Township requirements.

The Board, Mr. Fink and Mr. Brice discussed items pertaining to the detention area: the slope, the fencing, the access road, the elevation of the berm, the grade from the right-of-way, the release rate and not placing plantings on the dam of the pond. Mr. Leopold and Mr. Moskal commented on the

addition of sidewalks that may be required by the Board of Supervisors.

Regarding the Final Land Development application, Mr. Fink indicated that the loading area would meet the requirements for a loading dock, it just needs to be delineated. Ms. Weinman added this is how the Dollar General stores are set up and they generally accept 1 truck per week, blocking 7-9 spaces while they unload.

Regarding the rear yard setback, Mr. Fink indicated that they could get closer than 13 feet but there is a sanitary line proposed in the rear of the property, although there is currently no existing right-of-way.

The Board expressed concern for residents walking from Clinton Lake without the installation of sidewalks and outlined their main concerns for the applicant/engineers to address would be the bufferyards, sidewalks, access road at the detention pond and internal parking lot landscaping. Ms. Weinman indicated they were interested in the Planning Commission's recommendations and they would take them into consideration.

After review, Ms. Weinman requested to table the application for 30 days, which would extend a required decision to 45 days. Mr. Opacic made a Motion to accept that request to table the application. Seconded by Mr. Thomas. All ayes. Motion carried.

Peter McMichael from 103 Pioneer Drive, Aliquippa questioned if they could blast the rock in that area. Mr. Caruso indicated that the applicant could ask for a waiver but it would depend on the situation and that a blasting study would have to be performed in advance.

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 8:14 p.m.

Submitted by
Cynthia D. Harris
Recording Secretary

Adopted: Not yet adopted