

August 23, 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  
Sean Sawford  
Ken Faux  
Rade Opacic

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

*MINUTES:*

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

*CORRESPONDENCE SENT*

Recommendation letter to the Board of Supervisors for Woodcreek Revised Lot # 112 Subdivision.

Recommendation letter to the Board of Supervisors for Chapman Plan No. 1, Revision No. 2 Revised Preliminary & Final Minor Subdivision at Westport Road and S. Campus Drive.

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

Recommendation letter to the Board of Supervisors for Chapman Preliminary & Final Land Development for 110 S. Campus Drive.

Recommendation letter to the Board of Supervisors for Chapman Preliminary & Final Land Development for 1200 Westport Road, with parking modification.

*CORRESPONDENCE RECEIVED*

None.

*OLD BUSINESS:*

None.

*NEW BUSINESS:*

Chris Remley from Civil and Environmental Consultants and Ted Donald from PennTex Ventures, LLC (PTV) presented the modified Dollar General Preliminary and Final Land Development applications for 1110 Clinton Road. Mr. Caruso read from his August 16, 2016 review letters, noting a modification request for 18 parking stalls in the front yard. On the Final Land Development application, the applicant needs to note on the plan that all utilities will be placed underground and that the lights will be glare shielded. Mr. Sawford questioned Mr. Myer from HRG if a Traffic Study was done for this proposed development. Mr. Myer indicated that he did review the trip generator but there would not be enough traffic generated by this location to warrant a traffic study.

After review, Mr. Opacic made a Motion to recommend the Preliminary and Final Land Development applications for Dollar General with the recommendation for the modification for 18 parking stalls in the front yard, contingent upon completion of the outstanding items from Mr. Caruso's review letter. Seconded by Mr. Sawford. All ayes. Motion carried.

*OTHER BUSINESS:*

Mr. Caruso indicated there was a suggestion from Mr. Faux to develop a form letter for applicants if they needed to request to table their application. Mr. Caruso indicated that solicitor, Russ Lucas, had a template letter that is being modified for Findlay Township's use.

*ADJOURNMENT*

There being no further business, Mr. Faux made a Motion to adjourn. Seconded by Mr. Sawford. The meeting was adjourned at 7:17 p.m.

Submitted by  
Cynthia D. Harris  
Recording Secretary

Adopted: September 27, 2016