

September 27, 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  
Michelle McLaughlin  
Rade Opacic  
John Thomas

OTHERS PRESENT: Tom Garrett, Township Assistant Manager  
Cynde Harris, Planning Secretary

*MINUTES:*

After review of the August 23, 2016 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 Preliminary & Final Land Development for Dollar General at 1110 Clinton Road.

*CORRESPONDENCE RECEIVED*

None.

*OLD BUSINESS:*

None.

*NEW BUSINESS:*

George Baran from Mackin Engineering and Ken Faux from Imperial Construction Services, representing the owner, presented the Prominent Fluid proposed expansion conceptual plan for 136 Industry Drive, Parcel 47R. Mr. Baran explained that Prominent Fluid is considering an expansion and would like to defer the installation of additional required parking spaces. Mr. Faux added that Prominent Fluid does have an adjacent parcel with parking and there is existing parking on Parcel 47R, but the Zoning Ordinance does not address same owners of adjacent properties in calculating parking requirements. Mr. Faux explained that they would be short the required number of parking spaces on Parcel 47R if the building were to stand alone. Mr. Baran added if the parcels were to be viewed as combined, they would have approximately 5-7 excess parking spaces with the expansion.

The Board viewed the conceptual plan of the expansion and a location on the property that could be

utilized if additional parking were to be required. The Board discussed a mechanism for requiring the next occupant of the building to install the parking. Ms. Harris explained that no such mechanism exists for any property as each subsequent tenant/use of the building would necessitate their own parking requirements based upon their business and number of employees.

After discussion, the Board agreed that they would not have an issue with Prominent Fluids deferring the parking as outlined so long as there was adequate parking already in place on both parcels and there was adequate space on the lot to install the parking if it was needed.

*OTHER BUSINESS:*

None.

*ADJOURNMENT*

There being no further business, Mr. Moskal made a Motion to adjourn. Seconded by Mr. Thomas. The meeting was adjourned at 7:29 p.m.

Submitted by  
Cynthia D. Harris  
Recording Secretary

Adopted: October 25, 2016