

November 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  
Michelle McLaughlin  
Rade Opacic  
John Thomas

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

*MINUTES:*

After review of the October 25, 2016 Regular meeting minutes, Ms. McLaughlin made a Motion to approve the minutes as presented. Seconded by Mr. Thomas. All ayes. Motion carried.

*CORRESPONDENCE SENT*

None.

*CORRESPONDENCE RECEIVED*

None.

*OLD BUSINESS:*

None.

*NEW BUSINESS:*

Mr. Caruso presented the Woodcreek Manor Lot #109 Revised Final Subdivision. Mr. Caruso read from his November 3, 2016 review letter, noting that Lot A will be 6,541 square feet; Lot B will be 4,226 square feet; and Lot C will be 5,692 square feet. With no outstanding items noted, Mr. Moskal made a Motion to approve the Revised Final Subdivision as submitted. Seconded by Mr. Thomas. All ayes. Motion carried.

Dale Wachter from Wachter & Willis Surveying presented the Gileot Plan of Lots - Lot Line Adjustment. Mr. Caruso read from his November 15, 2016 review letter, explaining that this subdivision was drawn up and approved years ago but the subdivision was never recorded with Allegheny County. Mr. Wachter clarified that the original subdivision was done in 1972 and Kimball Engineers did the subdivision in 1973 but that revision was not recorded. Mr. Wachter indicated that one of the owners is now going to sell a lot and this needs to be corrected before the sale can be

completed. After review, Mr. Opacic made a Motion to recommend approval to the Board of Supervisors of the Lot Line Adjustment contingent upon the inclusion of the land surveyor's signature and seal on the plans. Seconded by Mr. Thomas. All ayes. Motion carried.

Ken Faux recused himself from the Planning Commission voting at this time to represent Imperial Construction Services for the ProMinent Fluid Phase 2 Conditional Use application. Mr. Caruso read from his November 9, 2016 review letter, noting that the proposed 27,720 square foot light manufacturing addition and a 2-story 5,992 square foot office addition is being proposed for the existing building at 1 Mercantile Drive. Mr. Caruso noted that they are requesting a modification for 54 future parking stalls. Having no questions, Mr. Opacic made a Motion to recommend the Board of Supervisors hold a Public Hearing for the application, including the modification for the future parking stalls. Seconded by Ms. McLaughlin. All ayes. Motion carried. Mr. Faux did not participate in the vote.

Mr. Faux again recused himself from the Planning Commission voting to represent Imperial Construction Services for the ProMinent Fluid Phase 2 Preliminary and Final Land Development applications for the aforementioned addition to the building at 1 Mercantile Drive. Mr. Caruso read from his November 9, 2016 review letter, noting the applicant was again requesting a modification for 54 future parking stalls and that an electronic copy of the plan was still outstanding. After review, Mr. Opacic made a Motion to recommend approval to the Board of Supervisors, including the modification for 54 future parking stalls contingent upon receipt of an electronic copy of the plan. Seconded by Ms. McLaughlin. All ayes. Motion carried. Mr. Faux did not participate in the vote.

*OTHER BUSINESS:*

Mr. Caruso indicated that Findlay Crossings, who had received prior approval for their Planned Development, has requested to have their approval renewed. After discussion, Mr. Moskal made a Motion to recommend to the Board of Supervisors renewal of the Findlay Crossing Planned Development approval. Seconded by Mr. Thomas. All ayes. Motion carried.

*ADJOURNMENT*

There being no further business, Mr. Moskal made a Motion to adjourn. Seconded by Mr. Opacic. The meeting was adjourned at 7:15 p.m.

Submitted by  
Cynthia D. Harris  
Recording Secretary

Adopted: December 27, 2016