



October 25, 2022
Planning Commission, Minutes

The Meeting was called to order by Chairman Steve Longwell at 7:00 PM.

Present:

Steve Longwell, Chairman
Carl Powell, Member
Mike Lamperski, Member
Tom Thompson, Engineer

Stuart Thompson, Vice Chairman
Tom Zoelle, Member
John McElhinny, Member

Charlie Flach, Member
Nick Madaffari, Member
Tom Hartwig, Manager

Visitors:

Craig Bishop, HRG

James Trauterman, Resident

Brian Miller, Resident

Approval of Minutes:

- September 27, 2022 – Planning Commission Minutes

Charlie Flach made a motion to approve the September 25, 2022 Planning Commission Minutes, Tom Zoelle seconded the motion; motion passed unanimously.

PUBLIC COMMENT:

None

NEW BUSINESS:

None

OLD BUSINESS:

- Dollar General (Evans City) – Mars Evans City Road
 - Parking Space Variance Request

Craig Bishop from HRG presented drawings of 4 local area Dollar General Stores with comparable building sizes and parking spaces. Dollar General is requesting a variance for 35 parking spaces as opposed to the ordinance requirement of 53 spaces. A letter from Dollar General Corporation dated August 3, 2022, was also presented again, stating that the stores average 15 to 20 transactions per hour and that 35 parking spaces would accommodate the customer flow rate. It was also stated that delivery trucks will make deliveries in the early morning before business hours and would not affect the parking of customers. This fact was an important consideration in addressing the Variance Request.

Charlie Flach made a motion to recommend approval of the Evans City Dollar General 35 parking space variance as requested; Tom Zoelle seconded the motion; motion passed unanimously.

- Maplewood Village Final – White Oak Drive

Due to lack of representation the Maplewood Village Final was tabled.

Tom Zoelle made a motion to table the Maplewood Village Final Plan due to lack of representation, Stuart Thompson seconded the motion, motion passed unanimously.

- Merten Farms, Preliminary Subdivision Plan - Watters Station Road

An email was received October 25, 2022, from Michael Wetzel, Victor-Wetzel Associates asking to table the Merten Farms Preliminary Subdivision Plan and proceed with the 60 day extension as requested in the letter dated September 27, 2022.

Mike Lamperski made a motion to table the Merten Farms Preliminary Subdivision Plan and proceed with the 60 day extension as requested; Nick Madaffari, seconded the motion; motion passed unanimously.

Chairman Comments:

Chairman Longwell reported that the Supervisors asked the Planning Commission and Engineer Tom Thompson to examine the current Township Ordinance pertaining to parking and parking spaces to determine if it could be updated or amended in such a way so as to avoid variance requests similar to the one just approved for Dollar General. Tom Thompson reported that he has reviewed several local municipal ordinances and found them to be diverse with no real correlation between a known standard and what was required in their respective ordinance. He also reviewed a very comprehensive planning guidance document for parking standards dated 2002 and found that to be comprehensive in addressing residential, business, and industrial parking guidelines. It was his suggestion that the Planning Commission review excerpts from this document and perhaps consider amending the current ordinance to reference these standards with the caveat that what was proposed by a developer would be subject to a final review by the Planning Commission. This approach satisfied the Planning Commission.

Some additional discussion ensued by the Board, Tom Thompson, visitor Brian Miller, and Manager Tom Hartwig on parking needs for multifamily residential developments, front yard setbacks, and permeable asphalt being used to manage stormwater runoff.

The Chairman asked Secretary Bette Spithaler and Manager Tom Hartwig to send the members a copy of the driveway/street access section of the Township Code of Ordinances.

ADJOURNMENT:

Charlie Flach made a motion to adjourn; Nick Madaffari seconded the motion; motion passed unanimously. Meeting adjourned at 7:45 PM.

Next Planning Commission Meeting November 22, 2022

Respectfully submitted

Bette Spithaler

Bette Spithaler, Secretary