

January 22, 2019

FINDLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

MEETING MINUTES

CALL TO ORDER

Mr. Leopold called the meeting to order at 7:02 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
John Yarowenko

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

MINUTES:

After review of the December 18, 2018 Regular meeting minutes, Mr. Moskal made a Motion to approve the minutes as presented. Seconded by Mr. Thomas. All ayes. Motion carried.

CORRESPONDENCE SENT

Approval letter to Woodcreek Manor for Final Subdivision of Lot #104.
Approval letter to Billy / Gialloreto for Lot Line Adjustment at 428 & 431 Bryan Drive.

CORRESPONDENCE RECEIVED

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Cheryl Rinehart, applicant and Dale Wachter from Wachter & Willis presented the Stover / Kisow Lot Line Adjustment application for Santiago Road. Mr. Caruso read from his January 8, 2019 review letter noting that the application is to adjust the lot line between Lot #1 and Lot #2 with Lot #1 to be 42,028 square feet and Lot #2 to be 16,872 square feet. Mr. Caruso indicated there were no outstanding items. After review, Mr. Yarowenko made a Motion to approve the Lot Line Adjustment as presented. Seconded by Mr. Faux. All ayes. Motion carried.

Ed Moore from Sheffler and Company and Dave Laffey from Castlebrook Development presented a Pre-Application for Planned Residential Development on the Herman property at Potato Garden Run Road. Mr. Caruso read from his January 11, 2019 review letter, noting the applicant is considering 66 single family homes on a 40 acre parcel. Mr. Caruso noted the minimum open space required is 60% or 22.20 acres and 16.91 acres are provided; and the recreation factor required is

10% although this application shows no recreation. Mr. Moore explained they are proposing a single road with two smaller cul-de-sacs and all the proposed lots conform to lot size and width. Mr. Moore indicated they would need a modification for the length of the cul-de-sac and that they did consider looping the road back to Potato Garden but the topography appears prohibitive. Mr. Laffey commented that they are looking into an added right-of-way opening for the potential of access to property behind this parcel in the future. There was discussion on the recreation factor. Mr. Laffey commented that the Township recently was considering a fee in lieu of recreation. The Board reminded him that proposal should only be considered if other forms of public recreation are nearby. The Board expressed concern for only one ingress/egress to all the lots and summarized they would like to see another means of access to the development and recreation.

John Heyl from Lennon, Smith Souleret presented the Chapman Westport Preliminary & Final Land Development applications for 1200 Westport Road. Mr. Caruso read from his January 16, 2019 review letters, noting the application is proposing to construct a 1,015,740 square foot office/warehouse facility on an 84.6 acre parcel and these applications were approved in August 2016 and no changes have been made. The applicant is requesting a modification for 974 current and 102 future stalls to be located in the front yard. After review, Mr. Moskal made a Motion to recommend approval, including the modification to the Board of Supervisors. Seconded by Mr. Opacic. All ayes. Motion carried.

John Heyl from Lennon, Smith, Souleret Engineering presented the Chapman Westport Preliminary & Final Subdivision for property at Westport Road and South Campus Drive. Mr. Caruso read from his January 16, 2019 review letter, noting the application was proposing to subdivide 427.4 acres into five parcels 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 explained this application was also approved in August 2016, there have been no changes and there are no outstanding items. After review, Mr. Opacic made a Motion to recommend approval of the applications as presented. Seconded by Mr. Thomas. All ayes. Motion carried.

OTHER BUSINESS:

Mr. Caruso confirmed the proposed Ordinance 422 - Fee in Lieu of Recreation went to the Supervisors for Public Hearing with the unit fee of \$750.

The Board and Mr. Caruso discussed the water/ice situation at the corner of Gregg Lane and Route 30 where it appears the property owner is directing water off their hillside onto the road. Mr. Caruso indicated Mr. O'Neal has attempted contact.

The Board and Mr. Caruso discussed the Pittsburgh Airport Innovation Center. Mr. Caruso advised there is interest in the first parcel on the corner at Clinton Road for a convenience center. Mr. Caruso confirmed the landfill in that area appears to be remediated as 80 core drillings have been done and no contaminated soils have been found.

There was discussion about the covered soil pile at the corner of Enlow Road and Mr. Thomas indicated he may have a contact who could perform removal.

ADJOURNMENT

Mr. Moskal made a Motion to adjourn. Seconded by Mr. Opacic. The meeting was adjourned at 7:30 p.m.

Submitted by
Cynthia D. Harris
Recording Secretary

Adopted: February 26, 2019