

March 26, 2019

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  
Sean Sawford  
Ken Faux  
Rade Opacic  
John Yarowenko

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

*MINUTES:*

After review of the February 26, 2019 Regular Meeting minutes, Mr. Sawford made a Motion to approve the minutes as presented. Seconded by Mr. Faux. All ayes. Motion carried.

*CORRESPONDENCE SENT*

- \* Recommendation to the Board of Supervisors for the Ridge Road Preliminary & Final Subdivision in Westport
- \* Recommendation to the Board of Supervisors for the Twin Lakes Pony Court cul-de-sac modification
- \* Recommendation to the Board of Supervisors for the Exotic Animal Revision proposed Ordinance
- \* Recommendation to the Board of Supervisors for the Solar Energy Facilities proposed Ordinance

*CORRESPONDENCE RECEIVED*

None.

*OLD BUSINESS:*

None.

*NEW BUSINESS:*

Jerry Klodowski from CEC Engineers and Joe Amuso from ACAA presented the PIA Site #9 (McClaren Road) Tentative Planned Development application. Mr. Caruso read from his March 14, 2019 review letter noting this application had previously been approved by the Board of Supervisors in February 2011. The applicant is proposing to develop 96 acres for five (5) flex buildings totaling 250,000 square feet. Mr. Caruso noted the site capacity worksheet has not been submitted and modifications are being requested for the following: length of cul-de-sac of approximately 1,170 feet

(granted in 2011), minimum 500 feet between access points on collector roads - proposing 430 feet (granted in 2011), proposing a sidewalk on only one side of the cartway (granted in 2011), 100 foot tangent section between reverse curves - proposing a 59-foot tangent, no more than 15% of slopes in excess of 25% are permitted - proposed 25% of the slopes in excess of 25%, interior of the stormwater pond sloped towards the outlet at a minimum slope of 1% - proposed flat bottom for infiltration, four foot high fence for stormwater ponds with side slopes of greater than 4:1 - requesting modification. For the final application, Mr. Caruso noted the name of the proposed road has not been provided; spaces for proper signatures on the plan have not been provided; any deed restrictions and title insurance policy showing the status of the title needs to be provided; the right-of-way needs to be clearly noted in the legend to determine conformance; the cartway minimum is 24-feet and the sidewalk should be separated from the back side of the curb by four feet; typical lighting details need to be provided, including maximum height not to exceed 25 feet; handicap ramp location details for the sidewalk need to be provided; all elevations need to be referenced to U.S.G.S. or equal datum; the plan needs to note that all utilities will be placed underground; the plan needs to note all plantings will be guaranteed for one year from date of planting; a lighting plan needs to be provided; location, size and type of monumentation must be provided; and appropriate signature blocks, protective covenant and deed restrictions need to be provided. Mr. Klodowski indicated the stormwater pond was prepared to meet the old standards which did not require a fence and the ponds are nowhere near where pedestrians would be walking. The Board clarified that the 2011 application was approved with the first three modifications but not the modifications for the percentage of slopes disturbed in excess of 25%, the flat bottom stormwater pond and the stormwater pond fencing. Mr. Klodowski questioned if they could consider chain link fencing only for the stormwater pond (the rain gardens do not need fencing). Mr. Caruso indicated that could be considered. The Board, Mr. Klodowski and Mr. Amuso extensively discussed considerations for an emergency ingress/egress from the site. After review, Mr. Faux made a Motion to recommend approval of PIA Site #9, McClaren Road Tentative & Final Planned Development contingent upon satisfying all outstanding comments from Mr. Caruso's March 14, 2019 review letter, recommendation of all the modifications requested with the exception of the fencing which must be provided, and recommendation for emergency access provisions in two locations constructed of reinforced turf. The Motion was seconded by Mr. Moskal. The Board noted their dissatisfaction with the number of outstanding items on this application. All ayes. Motion carried.

Ed Moore from Sheffler Engineering and Dave Laffey from Castlebrook Development presented the Herman Property Tentative Planned Residential Development for Potato Garden Run Road. Mr. Caruso read from his March 25, 2019 review letter noting the application is proposing to construct 66 single family dwellings on a 40-acre parcel. Mr. Caruso noted modifications are being requested for 18.31 acres of open space when 22.20 acres is required and the length of the cul-de-sac proposed at 1,132 feet; the notation that Impact Fees will be calculated by the Township Transportation Engineer; and that contours need to be referenced to USGS datum. Mr. Moore explained they have made the lots smaller in order to increase the open space; have added an emergency access as suggested by the Planning Commission; and are proposing a mulch or gravel walking trail throughout the site. It was noted there is no specific recreation planned yet for the proposed recreation area. Mr. Laffey confirmed there will be a Homeowner's Association for perpetuity. After

review, Mr. Sawford made a Motion to recommend the Tentative Planned Residential Development for the Herman Property with a recommendation for the modifications and contingent upon providing the emergency access as proposed. Seconded by Mr. Opacic. All ayes. Motion carried.

Mr. Caruso presented the request from Gateway Engineers to table The Abbey Tentative Planned Development application for one month for Maronda property at Youthtowne. Mr. Opacic made a Motion to accept the request to table the application until the April Planning Commission meeting. Seconded by Mr. Sawford. All ayes. Motion carried.

Mr. Caruso presented the Findlay Township Consolidation Subdivision plan for 1271 Route 30, Clinton. Mr. Caruso read from his March 12, 2019 review letter noting the Township is proposing to consolidate seven lots into one with the new Lot #1 being 1.45 acres. Mr. Caruso explained this places the Municipal Building and the new addition all on one lot. Mr. Caruso noted the plans were prepared by Lennon, Smith, Souleret so they can be reviewed by the Township Engineer. After review, Mr. Moskal made a Motion to approve the Consolidation Subdivision as presented. Seconded by Mr. Opacic. All ayes. Motion carried.

*OTHER BUSINESS:*

None.

*ADJOURNMENT*

Mr. Moskal made a Motion to adjourn. Seconded by Mr. Sawford. The meeting was adjourned at 7:58 p.m.

Submitted by  
Cynthia D. Harris  
Recording Secretary

Adopted: April 23, 2019