

FINDLAY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

January 24, 2023

*CALL TO ORDER*

E. Leopold, Chairman, called the meeting to order, at 7:05 pm, in the Main Conference Room at the Findlay Township Municipal Building, 1271 Route 30, Clinton, PA.

*MEMBERS PRESENT:*

Ernie Leopold	Ken Faux
Rade Opacic	John Yarowenko

*OTHERS PRESENT:*

Chris Caruso, Township Manager  
Laura Savage, Planning Secretary

*MINUTES:*

The minutes from the November 22, 2022 regular meeting were approved as presented. Motion by R. Opacic. Seconded by K. Faux. All ayes. Motion Carried.

*CORRESPONDENCE SENT:*

Letter of approval was sent to D.A.H. Partners, LP for the Berger-Cronin Plan of Lots simple subdivision.

Letter of approval was sent to McClaren IV LLC for the Preliminary/Final Lot Consolidation for McClaren Road Warehouse.

Letter of recommendation for approval was sent to the Board of Supervisors for the McClaren Road warehouse Preliminary and the Final Planned Development.

Letter of recommendation for approval was sent to the Board of Supervisors for the Country Hollow Road South Buildings 1 & 2 Preliminary and the Final Land Development.

*CORRESPONDENCE RECEIVED:*

None

*OLD BUSINESS:*

None

*NEW BUSINESS:*

**Airfield Gates, LP, Moon-Clinton Road, Consolidation Plan**

Per C. Caruso’s review letter dated January 16, 2023, the applicant is proposing to consolidate four lots into one. Lot 1A will be 22.39 acres. There were no outstanding items for the requirements for zoning. There were 3 outstanding items for the requirements for the site plan:

does not note the zoning for Findlay Township, closure accuracy calculations; and an electronic copy of the plan.

Brian Majeran, from Morris Knowles, was present to say that all the items from the review letter will be completed.

R. Opacic made a motion to approve the Airfield Gates, LP Plan of Lots lot consolidation contingent upon a note added to the plan identifying the zoning, that closure accuracy calculations are submitted along with an electronic copy of the plan. Seconded by K. Faux. All ayes. Motion carried.

### **Airfield Gates, LP, Moon-Clinton Road, Final Planned Development**

Per C. Caruso's review letter dated January 16, 2023, the applicant is proposing to modify the January 2021 Township approval for this site which included Building A at 144,000 square feet and Building B at 169,000 square feet. The new proposal is for Building A and Building B to be both 150,000 square foot industrial/warehouse buildings. There were no outstanding items for the zoning requirements. The outstanding items for the final approval of a land development are: No architectural elevations were provided; Elevations need to be reference to USGS Datum; Lighting fixtures need to be glare shielded; Note that light fixtures will not exceed 30 feet; Signature block for the Supervisors; and an electronic copy of the plan.

K. Faux made a motion to recommend approval to the Supervisors the Airfield Gates, LP Final Planned Development contingent upon all the outstanding items from C. Caruso's review letter be completed. Seconded by R. Opacic. All ayes. Motion carried.

### **Fuller Plan No. 1, Spring Run Road Extension, Preliminary and Final Simple Subdivision**

Per C. Caruso's review letters dated January 17, 2023, the applicant is proposing to subdivide 124.66 acres into two lots. Lot 1 will be 24.40 acres and Lot 2 will be 101.26 acres. There were no outstanding items for the zoning requirements. The outstanding items for the Site Plan were: Front yard setback not shown; Needs to show/identify the lines being eliminated; and Closure accuracy calculations

Andy Mest, from Modern Living Solutions, stated that there are permanent easements to access Lot 2.

K. Faux made a motion to approve the Paul W. Fuller Subdivision Plan No. 1 contingent upon the front setback and the existing and proposed property lines being shown on the plan and the closure calculations are provided. Seconded by J. Yarowenko. All ayes. Motion carried.

### **MLS-LTD Spring Run Owner, LLC, Spring Run Road Extension, Preliminary Planned Development**

Per C. Caruso's review letter dated January 23, 2023, the applicant is proposing to construct 6 apartment buildings with a total of 312 apartments on a 19 acre parcel. The outstanding items for zoning requirement are: The maximum number of dwelling units for a 4-story building is 48; the minimum requirement for parking stalls. The applicant is requesting modifications for 52 units for a 4-story building and 571 parking stall instead of 732.

Andy Mest, from Modern Living Solutions, stated that the amount of stalls is well below what is being used in nearby apartments that they manage.

R. Opacic made a motion to recommend approval to the Board of Supervisors the Preliminary Planned Development for MLS-LTD Spring Run Owner, LLC along with the modification for the request for 52 units instead of 48 and 571 parking stalls instead of 732. Seconded by J. Yarowenko. All ayes. Motion carried.

### **Fast Park & Relax, 651 Moon-Clinton Road, Conditional Use**

Per C. Caruso's review letter dated January 17, 2023, the applicant is proposing to construct a commercial parking lot with 2857 stalls on a 29 acre parcel on Moon-Clinton Road. The outstanding items for zoning requirements are: Need to provide impervious area to determine lot coverage; Lighting details need to be provided; Needs to note whether the entire parking lot will be paved. The outstanding item for the requirements for a conditional use application is the plan needs to show if it was prepared by a licensed engineer or architect.

Melanie Chavez, from Fast Park & Relax, state this will be parking for those who don't want to park at the airport, a shuttle will pick people up and drop them off at their cars, and generally a lower cost than the airport.

R. Opacic made a motion to recommend approval to the Supervisors the Conditional Use application from Fast Park & Relax to construct a commercial parking lot on Moon-Clinton Road contingent upon the applicant providing the proposed impervious area, the lighting details, whether the entire parking lot is to be paved and to show if the plans were prepared by a licensed professional engineer or architect. Seconded by K. Faux. All ayes. Motion carried.

### **Fast Park & Relax, 651 Moon-Clinton Road, Tentative Land Development**

Per C. Caruso's review letter dated January 17, 2023, the applicant is proposing to construct a commercial parking lot with 2857 stalls on a 29 acre parcel off Moon-Clinton Road. The outstanding items for the zoning requirements are: Need impervious area to determine lot coverage and bufferyards. The outstanding items for the requirements for preliminary approval of a land development are: the plan needs to be signed and sealed by a registered engineer and contours need to be reference to USGS.

The applicant is requesting several modifications which were discussed by the Board, Frank Twehues from CT Consultants, Melanie Chavez from Fast Park & Relax and Alberto Jarquin from Gateway Engineers.

A. The applicant is proposing a 25 foot buffer where a 40 foot buffer is required adjacent to single family use. They will use Option 1 instead.

B. The applicant is requesting Option 1 adjacent to Flaugherty Run and Moon-Clinton Roads. They will use bufferyard D instead.

C. The applicant is requesting parking spaces be allowed along Route 376, Flaugherty Run and by the entrance isles. They will remove the parking in the southern side.

D. The plan does not provide for any crosswalks which aren't needed.

E. No building shall be closer than 10 feet to any parking. It will be employee parking only.

H. Driveways and traffic isles serving parking spaces shall be 25 feet wide. They will be 24 feet.

I. The applicant is requesting a modification to include bufferyards in the Impervious Surface Ratio.

R. Opacic made a motion to table the tentative land development plan submitted by Fast Park & Relax until the next meeting. Seconded by J. Yarowenko. All ayes. Motion carried.

**Star Partners LP, Enlow Road, Simple Subdivision**

Per C. Caruso’s review letter dated January 10, 2023, the applicant is proposing to subdivide a 102.16 acre parcel into two lots with a right-of-way. Lot 1 will be 14.79 acres, Lot 2 87.23 acres, and the right-of-way 0.14 acres. The only outstanding item is the signature block for the Board of Supervisors needs to be removed.

R. Opacic made a motion to approve the Star Partners LP simple subdivision Enlow Road Distribution Facility Plan of Lots contingent upon the signature block for the Supervisors be removed. Seconded by J. Yarowenko. All ayes. Motion carried.

**Star Partners LP, Blue Sky Lane Extension, Preliminary and Final Land Development**

Per a request from John Wright, from LSSE, R. Opacic made a motion to table the Preliminary and Final Land Development application from Star Partners LP for Blue Sky Lane Extension. Seconded by K. Faux. All ayes. Motion carried.

**Star PartnersLP, Enlow Road Distribution Facility, Tentative and Final Planned Development**

Per C. Caruso’s review letter dated January 19, 2023, the applicant is proposing to construct a 707,500 square foot distribution facility off of Blue Sky Lane Extension. For the preliminary plan the only outstanding item for zoning requirements is existing vegetation along the western and eastern property lines needs to be delineated as bufferyard “D”. Also, a bufferyard “C” needs to be delineated along the northern property line. Modifications are requested for parking stalls in the front and benching for 2:1 slopes. For the final plan, bufferyards, front yard parking, landscaping in the truck parking area, and architectural elevations.

John Wright, from LSSE, stated the site doesn’t work unless the parking is in the front. They can update the plan for landscaping islands. If a bufferyard is needed on the northern side, it can be done.

K. Faux made a motion to recommend approval to the Supervisors the Tentative and Final Planned Development application by Star Partners LP for the Enlow Road Distribution Facility with the following conditions:

- Delineating bufferyard D on the western and eastern lines and C on the northern line;
- Waiver for the 30% parking stalls in the front;
- Waiver for the benching for the 2:1 slopes;
- Plantings of 100 SF at both ends of any continuous row of 10 or more parking stalls;
- Not more than 20 stalls in c continuous row without landscape islands;
- Acknowledgement of the impact fee; and
- Architectural elevations.

The motion was seconded by R. Opacic. All ayes. Motion carried.

*OTHER BUSINESS*

None

*ADJOURNMENT*

*January 24, 2023 continued*

A motion was made by R. Opacic to adjourn. Seconded by J. Yarowenko. All ayes. The meeting was adjourned at 8:35 pm.

Submitted by

A handwritten signature in cursive script that reads "Lana Savage".

Recording Secretary

Adopted: February 28, 2023