

FINDLAY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

February 28, 2023

CALL TO ORDER

E. Leopold, Chairman, called the meeting to order, at 7:00 pm, in the Main Conference Room at the Findlay Township Municipal Building, 1271 Route 30, Clinton, PA.

MEMBERS PRESENT:

Ernie Leopold
Rade Opacic

Ken Faux
John Yarowenko

John Thomas
Kimberly Yot

OTHERS PRESENT:

Chris Caruso, Township Manager
Laura Savage, Planning Secretary

MINUTES:

The minutes from January 24, 2023 re-organization and regular meetings were approved as presented. Motion by R. Opacic. Seconded by K. Faux. All ayes. Motion Carried.

CORRESPONDENCE SENT:

Letter of approval was sent to Airfield Gates for the Airfield Gates LP Plan of Lots lot consolidation on Moon-Clinton Road.

Letter of recommendation for approval was sent to the Board of Supervisors for the Airfield Gates LP Final Planned Development to change to two 150,000 SF buildings from the prior approval of 144,000 SF and 169,000 SF.

Letter of approval was sent to Paul W. Fuller, Trustee for the Paul W. Fuller Plan No 1 Preliminary and Final simple subdivision.

Letter of recommendation for approval was sent to the Board of Supervisors for the Preliminary Planned Development for MLS-LTD Spring Run Owner, LLC for 6 apartment buildings on Spring Run Road Extension.

Letter of recommendation for approval was sent to the Board of Supervisors for the Conditional Use application from Fast Park & Relax to construct a commercial parking lot on Moon-Clinton Road.

Letter of approval was sent to Star Partners LP for the Enlow Road Distribution Facility Plan of Lots.

Letter of recommendation for approval was sent to the Board of Supervisors for the Tentative and Final Planned Development application from Star Partners LP for the Enlow Road Distribution Facility.

CORRESPONDENCE RECEIVED:

None

OLD BUSINESS:

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

Per C. Caruso's review letter dated February 20, 2023, the applicant is proposing to construct Phase I of the commercial parking lot with 1,874 stalls on 19.2 acres off Moon-Clinton Road. The outstanding items for the zoning requirements are bufferyards. The outstanding items for the requirements for final planned development are: parking, a note that utilities will be underground, street lighting details, bufferyards, and providing an electronic version of the plans.

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

- A. Section 103.604.5.4 requires a Bufferyard D adjacent to residential uses. The applicant is providing a Bufferyard B behind the residential uses along the Eastern property line.
- B. Section 103.612.4 requires pedestrian crosswalks and refuge inlands. The plan does not provide for any crosswalks as there will be no foot traffic
- C. Section 103.612.2.8 notes that no building shall be closer than 10 feet to any parking. The plan shows parking for the office to be less than 10 feet.
- D. Section 103.612.15.3 notes parking areas to provide a minimum of 10% internal landscaping. The plan does not show any.
- E. Section 103.612.15.13.1 requires planting areas of 162 square feet at the end of a parking row. The plan does not provide any.
- F. Section 103.612.15.4 states driveways and traffic isles serving parking spaces shall be 25 feet wide. The plan shows 24 foot width isles.
- G. Section 117.407.7 requires a Distract Impervious Surface Ratio of 70%. The applicant is requesting a modification to include bufferyards.
- H. Section 103.612.15.3.2 notes that not more than 20 stalls shall be placed in a continuous row without an intervening landscape island. The plan does not conform.
- K. Faux made a motion to recommend approval to the Supervisors the Phase I portion of the Tentative Planned Development (1,874 stalls) for Fast Park & Relax with the following conditions. Seconded by R. Opacic. All ayes. Motion carried.
 - *Bufferyards – 25' adjacent to Route 376
10' adjacent to Flaugherty Run and Moon-Clinton Roads
20' behind Moon-Clinton where 40' belongs*
 - *All contours referenced to USGS datum*
 - *Modifications approved as follows:*
 - *No crosswalks*
 - *Parking closer than 10' from a building*

- *Internal landscaping*
- *Eliminate landscaping on the end of each aisle*
- *Drive lanes to be 24'*
- *Eliminate intervening landscape requirement where there are 20 stalls in a row*
- *Less than a 10' radius on all curves*

K. Faux made a motion to recommend approval to the Supervisors the Final Phase I Planned Development (1,874 stalls) for Fast Park & Relax with the following conditions. Seconded by R. Opacic. All ayes. Motion carried.

- *All the conditions and modification from the Tentative Plan*
- *All utilities to be identified as underground*
- *Provide typical lighting details*
- *Lights to be glare shielded with the height less than 25'*

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

At their request, K. Faux made a motion to table the Blue Sky Lane Extension Final Land Development. Seconded by J. Thomas. All ayes. Motion carried.

Per C. Caruso's review letter for the Preliminary Land Development dated January 19, 2023, the applicant is proposing to construct a 2,856 lineal feet 2-lane roadway extension of Blue Sky Lane from Site 9 off of McClaren Road to the Enlow Distribution site. There are no outstanding issues. And extensive review letter was received from Michael Baker. The Township met with LSSE, the Township Engineer and the Developer of the letter.

John Wright, from LSSE, was present who stated that it is a complicated task to get a good road into the site. The road will be straightened and 1 pond put in. They will work with the Engineer and Geotech after tentative approval and agreements with PennDOT and the County are complete. It will be October or November before an HOP is issued.

R. Opacic made a motion to recommend approval to the Supervisors for the Blue Sky Lane Extension Preliminary Land Development conditioned upon Township Engineer approval. Seconded by J. Thomas. All ayes. Motion carried.

MLS-LTD Spring Run Owner, LLC, Spring Run Road Extension, Final Planned Development

Per C. Caruso's review letter dated February 16, 2023, the applicant is proposing to construct 6 apartment buildings with a total of 312 apartments on a 19 acre parcel. The outstanding items are: planting areas of at least 100 SF at both ends of and continuous of 10 or more parking stalls; traffic aisles serving parking areas shall not be less than 25' in width, on western side; street designs must be approval by the Township Engineer; a note that sidewalks will be minimum 4' wide; a note that utilities will be underground; all the street lighting items; and providing street names.

Brian Fischbach, from Mackin Engineering, was present to say there is no problem with complying with the outstanding items.

J. Thomas made a motion to recommend to the Supervisors approval of the MLS-LTD Spring Run Owner, LLC, Spring Run Road Extension, Final Planned Development along with the traffic

aisles serving parking areas to be 24' on the western side. Seconded by J. Yarownko. All ayes. Motion carried.

NEW BUSINESS:

None

OTHER BUSINESS

A copy of the complete revised comprehensive plan was given to the members for review.

New member Kimberly Yot was introduced to the Board.

ADJOURNMENT

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

Submitted by



Recording Secretary

Adopted: May 23, 2023