

FINDLAY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

June 27, 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	Ken Faux	John Thomas
Rade Opacic	John Yarowenko	Dan Moskal

*OTHERS PRESENT:*

Chris Caruso, Township Manager  
Laura Savage, Planning Secretary

*MINUTES:*

The minutes from May 23, 2023 regular meeting were approved as presented. Motion by D. Moskal. Seconded by J. Yarowenko. All ayes. Motion Carried.

*CORRESPONDENCE SENT:*

Letter of recommendation for approval was sent to the Board of Supervisors for Ordinance No. 444 amending sections 117.202 and 117.402.2 of the Zoning Ordinance defining accessory use for solar energy systems.

*CORRESPONDENCE RECEIVED:*

None

*OLD BUSINESS:*

**Comprehensive Plan**

The final comprehensive plan was presented to the Board. D. Moskal made a motion to recommend approval to the Board of Supervisors of the Final Comprehensive Plan. Seconded by J. Thomas. All ayes. Motion carried.

*NEW BUSINESS:*

**Alro Steel Addition Preliminary and Final Land Development**

From C. Caruso’s review letters dated June 27, 2023, Alro Steel Corporation is proposing to construct an 85,008 square foot addition (that was approved in 2010) to the existing 91,903 square foot building on a 15 acre parcel on Solar Drive along with 32 truck parking stalls. There were no outstanding items on either the preliminary or final plans. There was a modification request for 8 truck parking stalls to be located in the front along Solar Drive, which was approved by the Supervisors in 2010.

John Wright, from LSSE, was present to say this project was planned in 2015 but wasn't completed. Now it's needed. There was discussion between Mr. Wright and the Board whether there would be parking spaces in the bufferyards. They will be within the set back but not the bufferyards.

K. Faux made a motion to recommend approval to the Board of Supervisors the Preliminary and the Final Land Development for the addition to Alro Steel along with the modification allowing 8 truck parking stalls in the front along Solar Drive. Seconded by R. Opacic. All ayes. Motion carried.

**Findlay Industrial Park Revision #5 Simple Subdivision**

Per C. Caruso's review letter dated June 14, 2023, The Buncher Company is proposing to vacate an access on Lot 10, amend a pedestrian access and utility easement on Lots 7A and 8, and add a drainage/access easement on Lot 8. No new lots will be created. Accuracy calculations were not submitted as no new lots were created.

R. Opacic made a motion to approve The Buncher Company request for a Simple Subdivision to revise easements on Lots No. 7, 8 and 10 in the Findlay Industrial Park Plan. Seconded by J. Thomas. All ayes. Motion carried.

*OTHER BUSINESS*

None

*ADJOURNMENT*

A motion was made by D. Moskal to adjourn. Seconded by J. Yarowenko. All ayes. The meeting was adjourned at 7:15 pm.

Submitted by



Recording Secretary

Adopted: July 25, 2023