

FINDLAY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

August 22, 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
Dan Moskal

Ken Faux

John Thomas

OTHERS PRESENT:

Chris Caruso, Township Manager
Brandon Stanick, Assistant Manager/Planning Administrator
Laura Savage, Planning Secretary

MINUTES:

The minutes from July 25, 2023 regular meeting were approved as presented. Motion by J. Thomas. Seconded by K. Faux. All ayes. Motion Carried.

CORRESPONDENCE SENT:

Letter of recommendation for approval was sent to the Board of Supervisors for the Findlay Industrial Park Lot #8 Final Land Development.

CORRESPONDENCE RECEIVED:

None

OLD BUSINESS:

None

NEW BUSINESS:

Cronin Enterprises – Preliminary and Final Land Development

From C. Caruso’s review letter dated August 18, 2023, Cronin Enterprises has submitted a Preliminary and Final Land Development application proposing to construct a 9,600 square foot office/garage/warehouse on a 10 acre parcel at 667 Route 30, Imperial, PA. The outstanding items on the Final Plan are: All the parking is shown in the front yard, a modification is requested; Proposed utilities are shown above ground; Exterior lighting needs to be shown on the Plan; and The trash enclosure cannot be accessed using the proposed driveway. A stormwater plan has been provided and is under review.

Tyson Miller, civil engineer for the project from KU Resources, when asked about the paving plan and the dust and mud on the road stated only the parking spaces will be paved. The plan can be modified to put some of the 8 parking spaces on each side of the building so they aren’t

all in the front. The trash enclosure will be rotated 90 degrees to fix the access issue. The use will not change from the contractor yard, which it is currently.

Rob Cronin, applicant, stated that the new facility would allow them to keep the lot much cleaner. The old facility would be for equipment storage. The new building will be for trucks. The construction materials will be moved to the back of the property. They could pave the driveway and extend past the office area. Blacktop would not last. They will be using the existing driveway. The equipment that is there will be moved more out of sight. Triaxles will be housed outside. Anything that can be graveled is graveled.

Although he has had personal issues with this company in the past, D. Moskal made a motion to approve the Preliminary and the Final Land Development for Cronin Enterprises to construct a 9,600 square foot office/garage/warehouse on a 10 acre parcel at 667 Route 30, Imperial, PA with the following conditions: The parking to be adjusted for 3 spaces in the front with the other 5 on the sides; the trash enclosure to be rotated for access; the driveway to be concreted 150 feet into the lot; the proposed electric to be underground; and details to be provided on the exterior lighting. Seconded by J. Thomas. All ayes. Motion carried.

Sixt Rent a Car LLC – Preliminary and Final Land Development

From B. Stanick's review letter dated August 17, 2023, SIXT Rent A Car LLC is proposing to resurface the existing parking lot, expand the existing parking lot, construct an above ground fuel island with canopy, and stormwater management facilities and utilities.

The preliminary plan had the following outstanding items:

- The plan needs to note the building height
- The yard requirements don't conform but they are consistent with the January 2011 Airport Master Plan, but they need to be drawn on the Plan.
- An incorrect parking metric needs to be corrected.
- Bearings in degrees, minutes and seconds need to be provided.
- All set back line should be shown.
- Existing and proposed easements should be shown.
- All existing buildings, sewers, water mains, fire hydrants, culverts, gas lines, and other utilities on or adjoining should be shown.
- A site capacity worksheet needs to be provided.
- Information required to evaluate any resource protection lands existing on the lot needs to be provided.

The Final Plan had the following outstanding items:

- Parking stalls on the detail sheet needs corrected to show 9' minimum width.
- Details for handicapped ramps needs to be provided.
- Architectural elevations for the canopy need to be provided.
- Lighting details have not been provided.

Laura Wible, from CEC, stated that this would not be open to the public. It's an area to clean, fuel and take the vehicles back to the rental area. The parking stalls are 9'. The detail will be corrected. They will show whatever is needed on the plan. No trash enclosure is existing or proposed.

Upon questions from the board, Nicole Fiorentine, CEC, stated that the stormwater would flow north of and around the property, collected in a low area where the water would be treated then discharged to an original point off site. They would like to have the site constructed this year

and operational in 2024. NPDES application will be submitted after the land development is approved by the Township.

C. Caruso explained that it's permissible to pave 100% of the lot with an underground retention system as the Master Plan for the airport addresses this by providing open space elsewhere. And there will be no landscaping.

D. Moskal made a motion to recommend approval of the Preliminary and the Final Land Development for SIXT Rent A Car LLC to resurface the existing parking lot, expand the existing parking lot, construct an above ground fuel island with canopy, and stormwater management facilities and utilities with the following conditions:

Preliminary: Providing the height of the canopy
Providing all lot lines
Note on the plan correct for employee parking
Show bearings in degrees, minutes and seconds
Lease square footage to be provided
Existing easement, if any, to be shown
Utilities shown
Site capacity worksheet provided
Info on resource protection of the land provided

Final: Provide architectural elevations
Provide construction entrance details
Provide curb details
Underground utilities shown on the plan
Show existing and proposed utilities on the plan
Provide isolux line to the 0.50 footcandle and all fixtures glare shielded
Provide light, light pole or shield details
Show trash enclosure, if there is one

The motion was seconded by K. Faux. All ayes. Motion carried.

OTHER BUSINESS

The final Comprehensive Plan was distributed to the Board

ADJOURNMENT

A motion was made by D. Moskal to adjourn. Seconded by J. Thomas. All ayes. The meeting was adjourned at 8:20 pm.

Submitted by



Recording Secretary

Adopted: September 26, 2023