DATE: December 10, 2014

MEMO TO: Supervisors

FROM: Matt Waldinger, Land Development Coordinator MW

RE: **SUBDIVISIONS AND LAND DEVELOPMENTS RESULTS PLANNING COMMISSION MEETING DECEMBER 9, 2014**

At the regular meeting of the Millcreek Township Planning Commission held on Tuesday, December 9, 2014, the following action was taken on the following item concerning subdivision of land and/or land development:

BAC RECREATIONAL CAMPER PARK. Land Development Plan. ***Tabled at the meeting of October 14, 2014.*** A land development plan to show the construction of a recreational vehicle park containing 77 sites with associated roadways and stormwater management facilities, located along the north line of West 6th Street and the east line of Peninsula Drive (State Route 832) in Tracts 4 and 7. **Index 218-005 & 281-013**

RECOMMENDATION: APPROVAL with the following suggestion:

- They would like to urge the Board of Supervisors to talk to both neighbors and Presque Isle State Park concerning the letter that was received from the Presque Isle State Park Advisory Committee dated November 6, 2014. This letter asked for consideration to retain an undeveloped corridor through the property for a future potential ROW or easement agreement to permit a trail connection from the Tom Ridge Environmental Center of the Commonwealth of PA to Scott Park. This connector link would be needed for future potential development of a new trail connection to Presque Isle from the existing Seaway/National Scenic Byway trail running along 6th Street. This project would be good for the community as well as this development. Also, a representative for the Presque Isle Condo Association, Michael Simon, would like to be included in the talks.

THE ESTATE OF RANJIT S. DHALIWAL & RONALD E. & CAROL J. WALTER. Subdivision Plan. A small subdivision plan to show the creation of three 2.8± acre parcels (A-1, A-2 & A-3) along the north line of Arbuckle Road, west of Lake Pleasant Road and three parcels along the west line of Lake Pleasant Road (State Route 1001) – a 0.112 acre parcel that is to become an integral part of Erie County Tax Parcel 33-115-495-35, a 0.256 acre parcel and a 0.710 acre parcel, both of which are to become an integral part of the residue, Parcel A-4, in Tract 340. **Index 916-048 & 052 and 917-050**

RECOMMENDATION: APPROVAL with the following:

Variance:
- 3:1 depth-to-width ratio for parcel A-1, A-2 & A-3.

Modification:
- Flag lot for Parcel A-4.

Requirements:
- 0.112 acre parcel to become an integral part of Erie County Tax Parcel 33-115-495-35.
- 0.256 and 0.710 acre parcel to become an integral part of the residue Parcel A-4.

The above items will be considered by the Township Supervisors on **Tuesday December 16, 2014**, at **9:30 A.M.** in the Township Assembly Room.

c: Sheryl Williams