

AGENDA

Millcreek Township Planning Commission
Regular Meeting

November 9, 2021
7:00 P.M.

This meeting will be televised live online via YouTube. It can be accessed at the following web address:
<https://www.millcreektownship.com/meetings>

1. Call to Order
2. Pledge of Allegiance to the American Flag
3. Introductions
4. Discussion of Commission's role; dates of Supervisor's consideration
5. Presentation of Minutes of the meeting of October 5, 2021
6. Subdivision & Land Developments:
 - A. **1625 LOWELL LLC. Small Subdivision Plan.** A subdivision plan to show the creation of Parcel "A", a 14.50'x101.06' lot, from tax parcel 33-048-174.0-020.02 with a residual lot of 0.485 acres. Parcel "A" is to become an integral part of tax parcel 33-048-174.0-022.00 creating a 4.344-acre lot located along the east line of Lowell Avenue, south of West 16th Street, in Tract 15. **Indices 269-091 and 271-005**
 - B. **LINDA L. PHILLIPS. Small Subdivision Plan.** A subdivision plan to show the creation of a 40'x114' lot from tax parcel 33-050-304.0-019.00 with a residual lot of 40'x114'. The new lot is to become an integral part of tax parcel 33-050-304.0-020.00 creating a 120'x114' lot located along the east line of Feasler Street, north of West 29th Street, in Tract 25. **Index 334-013**
 - C. **SETH H. & CHANTELE F. CARTER. Small Subdivision Plan.** A subdivision plan to show the creation of a 0.1465-acre lot from tax parcel 33-065-254.0-006.00 with a residual lot of 1.86 acres. The new lot is to become an integral part of tax parcel 33-065-346.0-017.00 creating a 0.5457-acre lot at the west side of the intersection of Caughey Road and West 32nd Street, in Tract 22. **Index 384-046**
 - D. **DOUGLAS AND RANDI BERT. Small Subdivision Plan.** A subdivision plan to show the creation of a 1.3980-acre lot from tax parcel 33-005-001.0-204.00 with a residual lot of 1.4297 acres at the north side of the intersection of Edgemont Parkway and Ardmore Avenue, in Tract 1. **Index 109-018**
 - E. **THOMAS B. HAGEN. Small Subdivision Plan.** A subdivision plan to show the replot of tax parcel 33-173-574.0-020.00 to create a 1.00-acre lot and the combination of tax parcels 33-173-574.0-3-003.00, 020.00, 021.00, & 022.00 to create a 9.01-acre lot at the northeast corner of the intersection of Luna Lane and Grubb Road, in Tracts 352 and 353. **Indices 512-051, 060, 062, & 065**
 - F. **DUNKIN DONUTS. Land Development Plan.** A land development plan to show the reconfiguration of the drive-through facilities and impervious area with a 228 square foot cooler/freezer addition for a proposed eating and drinking establishment in an existing building, located at the northwest corner of West 26th Street and Yoder Drive, in Tract 18. **Index 380-006**
 - G. **TURF MANAGEMENT SERVICES. Land Development Plan.** A land development plan to show the construction of a 4,500 square foot warehouse with associated parking and stormwater management facilities, along the east line of Marshall Drive, south of West 12th Street, in Tract 12. **Index 278-001**
7. Rezoning
8. Conditional Use Application:
 - H. **FIRST NATIONAL BANK OF PENNSYLVANIA** for property located at 2765 West 8th Street to install new signage in the RC Resort Commercial District. **Index 235-013**

9. Deliberations
10. Old Business:
 - I. Millcreek Township Zoning Ordinance Review, Chapter 145 of the Millcreek Township Code.
11. New Business:
 - J. **BRYAN AND TAMARA GROMACKI. Small Flow Treatment Facility.** The applicant is proposing a small flow treatment facility for property located at 2787 Head Drive for a single-family dwelling in the R-2 Medium Density Residential District. **Index 607-005**
 - K. **GORDON A EVANS. Planning Waiver & Non-Building Declaration.** The applicant is proposing a subdivision to separate the commercial building from the residential buildings on the lot located at 4380 West Ridge Road in the C-2 General Commercial District. **Index 405-018**
12. Communications
13. Committee Reports
14. Adjournment

The listed **Subdivision and Land Development Plans, Conditional Use Request, Small Flow Treatment Facility Request, and Planning Waiver & Non-Building Declaration Request**, if acted on by the Millcreek Township Planning Commission, will be considered by the Township Supervisors at their regular meeting to be held on **Tuesday, November 23, 2021, at 9:30 A.M.**, in the Township Assembly Room.