

## AGENDA

Millcreek Township Planning Commission  
Regular Meeting

November 10, 2020  
7:00 P.M.

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Please note that if you are attending the meeting in person, **MASKS ARE REQUIRED** and social distancing will be practiced. Persons who wish to participate in the meetings, but who do not wish to attend in person must contact Matthew Puz at mpuz@millcreektownship.com or (814) 833-2935, no later than 24 hours before the scheduled meeting to make arrangements to participate via telephone. You must provide your name, telephone number at which you can be reached during the meeting, and the matter being heard about which you wish to speak. At the appropriate time during the meeting, persons making prearrangements will be called to participate. 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 Supervisors' consideration
5. Approval of Minutes from the meeting of October 6, 2020
6. Subdivision & Land Development:
  - A. **ROCKGOLF REALTY LLC. Small Subdivision Plan.** A small subdivision plan to show the creation of a 0.07 acre lot from tax parcel (33) 181-566-1 that is to become an integral part of tax parcel (33) 176-565-111, resulting in a 0.43-acre parcel of land and a residual parcel of 72.6 +/- acres, located west of Stonebridge Drive along the south line of Fossilwood Court, in Tract 354. **Indices 550-010 and 554-001**
  - B. **2545 WEST GRANDVIEW, LLC. Small Subdivision Plan.** A small subdivision plan to show the creation of a 2.40 acre lot, Parcel "B", from tax parcel (33) 96-418-5 that is to become an integral part of tax parcel (33) 96-418-5.03, resulting in a 12.86-acre parcel of land and a residual parcel of 6.60 +/- acres, located at the southeast corner of West Grandview Blvd and Zuck Road, in the South Gore Tract. **Index 714-011 & 010**
  - C. **ACCUDYN – 2020 ADDITION. Land Development Plan.** A land development plan showing the construction of a 11,993 square foot addition with associated stormwater management and parking facilities, north of West 26<sup>th</sup> Street along the west line of Yoder Drive, in Tract 018. **Indices 380-007**
  - D. **POPEYES. Sketch Land Development Plan.** A sketch land development plan showing the construction of a 2,080 square foot drive-thru eating and drinking establishment with associated stormwater management and parking facilities at the northwest corner of Marmon Drive and Peach Street, in the Hilltop at Kearsarge Tract. **Indices 739-018, 020, & 022**
7. Rezoning:
  - E. **RUTKOWSKI FAMILY LIMITED PARTNERSHIP** for property located at 1226 Industrial Drive, now zoned RC Resort Commercial, asking for the parcel to be classified to I-1 Light Industrial. **Index 257-014; County Index 33-33-189-4**
  - F. **AHN JIM, LLC** for property located at 3531 West Lake Road, now zoned R-1 Single Family Residential, asking for a 1.4-acre +/- portion of the property to be classified to C-2 General Commercial. **Indices 224-008 and 009; County Indices 33-17-79-1 and 8**

**G. JOHN AND JOYCE ADLER** for property located at 3960 West Ridge Rd, now zoned R-1 Single Family Residential, asking for the parcel to be classified to C-2 General Commercial. **Index303-003; County Index 33-54-228-2**

8. Conditional Use Application:

**H. ASBURY UNITED METHODIST CHURCH** for property located at 4703 West Ridge Road to install new signage in the RR Rural Residential District. **Index 411-001**

9. Deliberations

10. Old Business:

I. Millcreek Township Zoning Ordinance Update

J. Official Map Update

11. New Business

12. Committee Reports

13. Communications

14. Adjournment

The listed **subdivisions/land developments and Conditional Use 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 24, 2020, at 7:00 P.M.** The **rezoning** requests 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 December 15, 2020, at 9:30AM in the Township Assembly Room.**