

January 3, 2023

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, January 3, 2023, at 5:30 p.m. in the Assembly Room of the Millcreek Township Municipal Building, 3608 West 26th Street. Planning Commission members present, Chairman Mr. Gene Strohmeyer, Messrs. Skellie, Kubeja, Prozan, Sitter, and Reade. Also, present were Matthew Puz, Zoning & Development Officer, Julie Maggio, Assistant Zoning & Development Officer, Matthew Waldinger, Director of Planning & Development, and Attorney Jennifer Hirneisen, Counsel for Township. Absent were Mr. Stewart and Mrs. McCabe.

The meeting was called to order at 5:36 PM by Mr. Strohmeyer.

At this time, Mr. Strohmeyer informed the public that the Planning Commission proceedings were streamed live online and are accessible at <https://www.millcreektownship.com/meetings>.

Following the Salute to the Flag, a motion was made by Mr. Kubeja, seconded by Mr. Sitter, and carried that the Minutes of the Meeting of December 6, 2022, be approved.

The following Conditional Use Request was heard:

ASHLEY MESSENGER for property located at 2714 West 8th Street to install new signage in the PI Presque Isle Gateway District. **Index 219-008**

Atty. Bill Morton, 2225 Colonial Ave, spoke on behalf of this petition. He stated his client purchased the old Perkins building on West 8th Street for their business Underdog BBQ. The owner would like to replace the existing freestanding sign face with the logo and there would be no increase to the size of the sign. The wall sign being proposed on the east side will be forty-eight square feet as indicated in the packet Atty. Morton handed the members.

Mr. Reade complimented whoever prepared the sign project information as they did an excellent job.

Mr. Puz stated the conditional use criteria for the record for the PI District as follows:

- The use of the property being legal: eating and drinking establishment is permitted in the PI District.
- Electronic Message Center: this was not applicable from what was submitted.
- The maximum square footage of signage for all frontage was 84.8 square feet: proposed was 48 square feet.
- Signage is to complement the colors and materials of both the building that the advertised business occupies as well as surrounding buildings in the PI District.
- Conditions: reasonable conditions may be imposed on conditional uses.

There were no other public comments.

After discussion, it was moved by Mr. Skellie, seconded by Mr. Prozan, and carried 6-0 to recommend approval of the petition to the Board of Supervisors.

New Business:

Mr. Skellie informed the Board that after doing a lot of deliberation he would like to stay on as a member of the Planning Commission but not as an officer if they would have him back. All the members were ecstatic. Mr. Strohmeyer stated that Mr. Skellie was an asset to the Commission and was not looking forward to him leaving. Mr. Waldinger stated that he was very happy to hear that Mr. Skellie wanted to continue but it would be up to the Board of Supervisors. The Board of Supervisors replaced Mr. Skellie but he would communicate to them that Mr. Skellie would like to continue. Mr. Skellie laughed that the Supervisors jumped the gun due to the meeting tonight. Mr. Kubeja hoped the Supervisors knew that Mr. Skellie was a major asset to the Planning Commission and the experience and knowledge he brought helped the members make decisions. He was not sure how the Supervisors could make sure Mr. Skellie had a place on this Planning Commission in any capacity possible.

The Election of Officers was held with the following results:

CHAIRMAN – EUGENE STROHMEYER

A motion was made by Mr. Kubeja seconded by Mr. Skellie and carried unanimously.

VICE-CHAIRMAN – PETE KUBEJA

A motion was made by Mr. Prozan seconded by Mr. Sitter and carried unanimously.

SECRETARY – DOUG PROZAN

A motion was made by Mr. Kubeja seconded by Mr. Skellie and carried unanimously.

Mr. Puz read the 2022 Annual Millcreek Township Planning Commission Report. It was moved by Mr. Sitter, seconded by Mr. Kubeja and carried 6-0 to recommend acceptance of the report.

There being no further business to come before the Commission, the meeting was adjourned on motion by Mr. Skellie, seconded by Mr. Kubeja, and carried unanimously at 5:56 PM.

Pete Kubeja
Secretary

NO MEETING FOR FEBRUARY