

February 1, 2022

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, February 1, 2022, 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. Kubeja, and Prozan. Also, present were Matthew Waldinger, Director of Planning & Development, Matthew Puz, Zoning & Development Officer, Julie Maggio, Assistant Zoning & Development Officer, and Attorney Jennifer Hirneisen, Counsel for Township. Absent was Messrs. Sitter, Skellie, Stewart, Reade, and Mrs. McCabe.

The meeting was called to order at 5:33 PM by Mr. Strohmeyer.

At this time, Mr. Strohmeyer informed the public that the Planning Commission proceedings are 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. Prozan, and carried that the Minutes of the Meeting of January 4, 2022, be approved.

The following Subdivision/Land Development Plan were heard:

CRYSTAL COURT LIMITED PARTNERSHIP & BRIAN PAUL MARTIN AND PATRICK J. MARTIN. Small Subdivision Plan. A subdivision plan to show the creation of Lot 3, a 1.918-acre parcel, from tax parcel 33-113-640.0-002.00, and the replot of tax parcel 33-113-640.0-001.00 from 0.918 acres to 0.803 acres and tax parcel 33-113-640.0-002.02 from 1.257 acres to 1.466 acres from the right-of-way with a residual lot of 27.03 acres along the east line of Henderson Road, south of Wattsburg Road, Tract 338. **Indices 913-085 and 086**

Mike Sanford, Sanford Surveying & Engineering, 4721 Atlantic Ave., spoke on behalf of this petition. He stated that they would like to create one new lot and two side lot additions.

There were no other public comments.

After discussion, it was moved by Mr. Prozan seconded by Mr. Kubeja and carried 3-0 to recommend approval of the petition to the Board of Supervisors.

WESTMINSTER PLACE. Replot. A subdivision plan to show the replot of four lots to create three lots, a 1.925-acre lot, Lot 1, a 1.745-acre lot, Lot 2, and a 0.724-acre lot, Lot 3, along the north line of West 26th Street, east of Peninsula Drive, in Tracts 16 and 17. **Indices 314-065, 075, 077, and 078**

Mark Zimmerman, 443 Athena Dr., Delmont PA, spoke on behalf of this petition. He stated they were proposing a subdivision plan to show the replotting of four lots to create three lots. He informed the members that Lot 2 would be the lot for the carwash that was previously before this board for land development review.

Mr. Strohmeyer asked if a plan was done, or anything was done to alleviate the traffic problem. Mr. Zimmerman replied that a revision was done to the site plan based on the comments by the Planning Commission that were presented to the Township Supervisors.

There were no other public comments.

After discussion, it was moved by Mr. Kubeja seconded by Mr. Prozan and carried 3-0 to recommend approval of the petition to the Board of Supervisors with the following:

Requirement:

- Provide the Millcreek Index Numbers on the plan.
- Provide the square footage of the building on the plan.

The following Conditional Use Request was heard:

BARTLETT SIGNS for property located at 2968 and 2978 West 12th Street to install new signage in the RC Resort Commercial District. **Indices 250-001 and 003**

Kent Bartlett, 7028 Klier Dr., Bartlett signs, spoke on behalf of this request. He stated that they would like to install a pylon sign to replace a sign that was on that structure. As for the building signs on the western lot, they would remove the Target Collision sign and replacing it with a new sign. On the main property, they would remove the Target Collision letters and would replace it with a sixty-nine square foot sign that would be lit.

There were no other public comments.

After discussion, it was moved by Mr. Prozan seconded by Mr. Kubeja and carried 3-0 to recommend approval of the petition to the Board of Supervisors.

There being no further business to come before the Commission, the meeting was adjourned on motion by Mr. Prozan seconded by Mr. Kubeja and carried unanimously at 5:47 PM.

Pete Kubeja ~ Secretary