

June 6, 2023

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, June 6, 2023, at 5:30 p.m. in the Assembly Room of the Millcreek Township Municipal Building, 3608 West 26th Street. Planning Commission members present, Vice-Chairman Mr. Peter Kubeja, Messrs. Sitter, Skellie, and Reade. Also, present were Matthew Puz, Zoning & Development Officer and Attorney Jennifer Hirneisen, Counsel for Township. Absent were Messrs. Strohmeyer, Fugate, Prozan, and Stewart.

The meeting was called to order at 5:30 PM by Mr. Strohmeyer.

At this time, Mr. Kubeja 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. Skellie, seconded by Mr. Sitter, and carried that the Minutes of the Meeting of May 2, 2023, be approved.

The following Subdivision Land Developments were heard:

SUBDIVISION PLAN FOR THE DIETZ & MARTIN PROPERTY. Small Subdivision Plan. A subdivision plan to show the creation of a 2.464-acre parcel, Parcel "C", from tax parcel ID (33) 151-641-1, creating a 24.781-acre residual lot, along the east line of Henderson Road, south of the railroad tracks, in Tract 338. **Index 913-086**

Mike Sanford, 4721 Atlantic Avenue, spoke on behalf of this petition. The owners would like to subdivide the u-shaped property with two different frontages on Henderson Road. They would like to subdivide the northern portion off and create a stand-alone lot. He was aware that two modifications would be required which were due to the limited frontage of the northern piece that would be subdivided and a depth-to-width ration.

There were no other public comments.

After discussion, it was moved by Mr. Skellie, seconded by Mr. Sitter, and carried 4-0 to recommend approval of the petition to the Board of Supervisors with the following:

Modification:

- Request for depth to width ratio for Parcel C (4.21:1, 3:1 is the maximum ration)
- Request for frontage for Parcel C (is 61.59', minimum frontage is 100')

SUBDIVISION PLAN FOR ROBERTSON ENTERPRISES. Small Subdivision Plan. A subdivision plan to show the creation of a 0.775-acre parcel, Lot A, from tax parcel (33) 35-171-17, with a residual lot of 0.437 acres. This 0.437-acre parcel is to become an integral part of 1224 Idaho Avenue (tax parcel (33) 35-171-22) creating a 0.608-acre lot, along the south line of West 12th Street, west of Idaho Avenue, in Tract 13. **Indices 247-003 and 247-006**

Mike Sanford, 4721 Atlantic Avenue, spoke on behalf of this petition. He stated that this was a subdivision where the neighbor would like to acquire more rear yard which Robertson Enterprises were willing to provide. He noted that the southern portion of the land would become an integral part of 1224 Idaho Avenue (tax parcel (33) 35-171-22).

There were no other public comments.

After discussion, it was moved by Mr. Skellie, seconded by Mr. Sitter, and carried 4-0 to recommend approval of the petition to the Board of Supervisors with the following:

Requirement:

- 0.437-acre parcel from tax parcel (33) 35-171-17 become an integral part of 1224 Idaho Avenue (tax parcel (33) 35-171-22)

LAND DEVELOPMENT PLAN FOR DICK'S HOUSE OF SPORT. Land Development Plan. A land development plan to show the construction of a 20,655 square foot outdoor track and field facility located at the south portion of the Millcreek Mall (tax parcel ID 33-167-667.0-046.05), along the west line of Peach Street, south of Kuntz Road, in Tract 347. **Index 750-020**

Michael Takacs, Bohler Engineering, 1 Allegheny Square spoke on behalf of this petition. He stated this project was a redevelopment of former Bon-Ton store at the Millcreek Mall which Dick's Sporting Goods will relocate to. He indicated where the location of the field would be on the property. Also, this development would be one level inside the Millcreek Mall with a 20,000 square foot exterior field area which would include turf and a running track surface around it. This would be the 1st of its kind to house the field for a small store. Usually, they are much larger stores. It would be the 4th one that Dick's Sporting Goods would have. He then explained the proposed plan would have an artificial turf field with stone and drainage which would help with the impervious and make it into a greener perspective. In the winter, they would provide an outdoor ice rink. They would have exterior lighting, seating with grandstands, scoreboard, netting, and an enclosure of the field of 30' in height. He provided images from the Tennessee, New York, and Minnesota facilities.

Mr. Sitter what the size comparison of facility was Erie as to the New York facility. He also commended them on the ice rink for the winter.

Brian Thomas, Dick's Sporting Goods, replied that Erie has more square footage than the New York facility.

Mr. Skellie informed Mr. Takacs that the square footage was needed for the existing building on the Mylar as well as the location and/or distance to the nearest fire hydrant.

There were no other public comments.

After discussion, it was moved by Mr. Reade, seconded by Mr. Skellie, and carried 4-0 to recommend approval of the petition to the Board of Supervisors with the following:

RECOMMENDATION: APPROVAL with the following:

Requirement:

- Provide square footage of the existing building on the Mylar.
- Provide the location and/or distance to the nearest fire hydrant on the Mylar.

The following New Business was heard:

THE DIETZ & MARTIN PROPERTY. Planning Waiver & Non-Building Declaration. The applicant is requesting a planning waiver and non-building declaration for their subdivision plan on the east line of Henderson Road, south of the railroad tracks. **Index 913-086**

Mike Sanford spoke on behalf of this petition. He stated that the residual parcel was not approved for a septic system. The Erie County Health Department and Planning recommended this form to put on the plan as a notification to any potential buyer that the property was not a buildable lot until such time public sewers were available or received septic approval.

There were no other public comments.

After discussion, it was moved by Mr. Sitter, seconded by Mr. Skellie, and carried 4-0 to recommend approval of the petition to the Board of Supervisors.

The following communications were heard:

Matthew Puz was asked to give an update on the progress of SALDO. He stated that they were continuing to work on the SALDO with steady progress.

Sue Weber, 5338 Norris Drive, stated she was asked to come before the Planning Commission by the Chairman, Gene Strohmeier to talk/discuss the properties purchased by Millcreek Township on West 8th Street. She gave the members two document packets (What is in the best interest of the taxpayers and Synopsis of 8th Street property purchases by Millcreek Township) which she talked about them. She was not happy with the Supervisors purchasing of the properties and was surprised that it was not discussed with the Planning Commission. She felt if the Supervisors had discussed this with the Planning Commission the purchases would not have happened. She was not happy that the Supervisors used the money from the sale of the Water Authority that should have been used as a rainy-day fund. She did not want to see the purchases of the last two properties.

Mr. Skellie felt that the Planning Commission might want to pass a resolution regarding the old Grasshoppers in support of urging the General Authority to incorporate it into the design of any new development if possible. Mr. Kubeja felt that the property would have to be vacant to possibly attract any developer and to put that type of restriction would not be feasible. Mr. Skellie tried to put that in the form of a motion and Atty. Hirneisen informed Mr. Skellie that was not on the agenda and could not be voted on because the public would have to be informed.

There being no further business to come before the Commission, the meeting was adjourned on motion by Mr. Kubeja, seconded by Mr. Sitter, and carried unanimously at 6:06 PM.

Tony Sitter
Acting Secretary