

June 7, 2022

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, June 7, 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. Skellie, Sitter, Prozan, and Reade. 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 were Messrs. Kubeja, Stewart, and Ms. 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 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. Prozan, and carried that the Minutes of the Meeting of May 3, 2022, be approved.

*The following Subdivision/ Land Development Plan was heard:*

**SCHLOSS & RAHNER. Small Subdivision Plan.** A subdivision plan to show the creation of Lot A, a 0.4276-acre lot, with a residual lot, Lot B, a 0.6689-acre lot, at 4020 Sterrettania Road (tax parcel ID 33-083-398.0-008.00), along the west line of Sterrettania Road., south of Caughey Road, in Tract 83. **Index 369-014**

Jim Welka, 3200 Sterrettania Rd, spoke on behalf of this petition for Dr. Schloss and Dr. Rahner. He stated they would like to subdivide and create Lot A to sell. He noted the new lot line was angled due to the ditch line that runs down and drains Sterrettania Road, to a storm sewer system on Pinelawn.

There were no other public comments.

After discussion, it was moved by Mr. Skellie seconded by Mr. Sitter and carried 5-0 to recommend approval of the petition to the Board of Supervisors.

**LOT 317 FIL-MORE SELF STORAGE, LLC. Land Development Plan.** A land development plan showing the construction of a 1,200 square foot self-storage building with associated parking and infiltration trench, at 2713 West 21<sup>st</sup> Street (tax parcel ID 33-048-204.0-008.00), along the south line of West 21<sup>st</sup> Street, west of Lowell Avenue, in Tract 16. **Index 312-008**

Mr. Strohmeyer stated Lot 317, 318, and 319 would be discussed at one time but voting would be separate.

James Welka 3200 Sterrettania Rd, spoke on behalf of this petition. He stated there were three contiguous tax parcels that they would like to construct three storage buildings. There would be no utilities or office. They have complied with the storm water management ordinance, parking requirements, and created a cross parking and access easement for all three lots to limit the access points and circulate traffic.

Mr. Waldinger asked if the owner had any plans to fence the property after the storage units were built.

Chris Martin, 2544 W 24 St., owner of the property, replied that he would put a fence up.

Jim Lindenmuth, 2744 W 23 St, asked what they meant by no utilities.

Mr. Martin replied that it would be three individual buildings with electric only.

Mr. Lindenmuth asked where the storm water management would be located on the property because of the concern with the children in the neighborhood and the park located across the street.

Mr. Welka replied that the stormwater would be like dry wells and tie into the catch basins.

There were no other public comments.

After discussion, it was moved by Mr. Sitter seconded by Mr. Skellie and carried 5-0 to recommend approval of the petition to the Board of Supervisors.

**LOT 318 FIL-MORE SELF STORAGE, LLC. Land Development Plan.** A land development plan showing the construction of a 1,600 square foot self-storage building with associated parking and infiltration trench, at 2711 West 21<sup>st</sup> Street (tax parcel ID 33-048-204.0-009.00), along the south line of West 21<sup>st</sup> Street, west of Lowell Avenue, in Tract 16. **Index 312-008**

After discussion, it was moved by Mr. Sitter seconded by Mr. Skellie and carried 5-0 to recommend approval of the petition to the Board of Supervisors.

**LOT 319 FIL-MORE SELF STORAGE, LLC. Land Development Plan.** A land development plan showing the construction of an 800 square foot self-storage building with associated parking and infiltration trench, at 2709 West 21<sup>st</sup> Street (tax parcel ID 33-048-204.0-010.00), along the south line of West 21<sup>st</sup> Street, west of Lowell Avenue, in Tract 16. **Index 312-008**

After discussion, it was moved by Mr. Reade seconded by Mr. Prozan and carried 5-0 to recommend approval of the petition to the Board of Supervisors.

**NOMAR ERIE, LLC. Land Development Plan.** A land development plan showing the construction of a 2,725 square foot, 1-story building with associated parking, at 2240 West 8<sup>th</sup> Street (tax parcel ID 33-014-043.0-030.00), along the north line of West 8<sup>th</sup> Street, east of Nevada Drive, in Tract 37. **Index 222-043**

Mike Sanford, Sanford Surveying & Engineering, 4721 Atlantic Ave, spoke on behalf of this petition. He stated that he prepared the plan for a small office building on the north side west of Eighth Street. Parking spaces would be on the south side or in front of the business with a few spaces in the rear of the business (for employees). They have submitted the stormwater calculations to the Township Engineer, which was an infiltration system or no surface pond. The building would have public water and sewer connections. There would be the appropriate landscaping on all four sides. The rear of the property was zoned residential and have the appropriate buffer. He noted on the westerly side, the shrubbery was proposed but not around the electric poles. This was due to the utility company cutting them down, so they decided to move them to the front on the east side.

Nina Czano, 715 Nevada Dr, stated she had lived at this property since 1978. Her property adjoined this property and questions how far back they were building and did not want the back portion to turn into commercial.

Mr. Sanford showed Ms. Czano the plan and explained it to her.

Ms. Czano questioned Mr. Puz when there was a meeting concerning this property and he assured her that this property in the rear would remain residential.

Mr. Puz replied that was correct for the prior subdivision. It remained as residential in the rear portion of the property. On May 4, 2022, there was a Zoning Ordinance change and in that change West Eighth Street corridor a Mixed-Use District.

Ms. Czano was not happy that she was not notified about the change. Mr. Puz informed Ms. Czano that the Township had been working on Zoning Ordinance for two- and one-half years with public input.

There were no other public comments.

After discussion, it was moved by Mr. Skellie seconded by Mr. Sitter and carried 5-0 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. Skellie, seconded by Mr. Sitter, and carried unanimously at 5:54 PM.

Tony Sitter ~ Acting Secretary

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