

July 11, 2023

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, July 11, 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. Fugate, Kubeja, Prozan, Sitter, Skellie, and Stewart. Also, present were Matthew Waldinger, Director of Planning & Development, Julie Maggio, Assistant Zoning & Development Officer and Attorney Jennifer Hirneisen, Counsel for Township. Absent was Mr. Reade.

The meeting was called to order at 5:34 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. Stewart, seconded by Mr. Prozan and carried that the Minutes of the Meeting of June 6, 2023, be approved.

The following Subdivision Land Developments were heard:

SUBDIVISION OF LAND FOR JOSEPH & BARBARA BRENNAN. Small Subdivision Plan. A subdivision plan to show the creation of a 3,000 square foot parcel from 2431 Peninsula Drive (tax parcel ID 33-051-209.0-008.00) to become an integral part of 2409 Peninsula Drive (tax parcel ID 33-051-209.0-004.00) creating a 3.1306-acre lot with a residual lot of 0.1951-acre, along the east line of Peninsula Drive, north of West 26th Street, in Tracts 17 and 16. **Index 314-079**

Jim Law, 2409 Peninsula Drive, spoke on behalf of this petition. He stated he was representing the Elks Club and they were purchasing land from the neighbor that would be combined with the Elks Club property.

There were no other public comments.

After discussion, it was moved by Mr. Skellie, seconded by Mr. Sitter, and carried 7-0 to recommend approval of the petition to the Board of Supervisors with the following:

Requirement:

- A 3,000 square foot parcel from 2431 Peninsula Drive (tax parcel ID 33-051-209.0-008.00) to become an integral part of 2409 Peninsula Drive (tax parcel ID 33-051-209.0-004.00).

LAND DEVELOPMENT PLAN FOR LAUREL HILL CEMETERY – SECTION 15. Land Development Plan. A land development plan to show the construction of 29,185 square foot of new impervious surface for private roadways for interior circulation at the Laurel Hill Cemetery (tax parcel ID 33-094-555.0-064.00) with associated stormwater management facilities located at the southeast corner of the intersection of Sterrettania Road and Love Road, in Tracts 83 and 82. **Indices 354-001, 356-038, 601-025 & 030**

Tim Polaski, Urban Engineers, 1319 Sassafras St., spoke on of this petition. He stated that the Erie Cemetery Association was developing Section 15 of the master plan. This section lies in the center of the parcel and the only development would be the access road. They would construct stormwater detention as indicated on the map, NPDES permits due to the five acres, and Mr. Kordes from GPI was reviewing the stormwater plan.

Mr. Strohmeyer asked if they were only opening up Section 15 for more room. Mr. Polaski replied that was correct. The section was already cleared and mowed they were just putting the road in.

Richard Bayhurst, 4104 Concord Rd asked what the cemetery would do with the section that was filled with dirt that they had taken out of the graves. Mr. Polaski replied that they would haul the dirt he believed off site or they may use some to fill other areas that were needed. Mr. Bayhurst asked about what they were doing for the water retention. Mr. Polaski informed Mr. Bayhurst that the system would take care of this development. Mr. Bayhurst felt that if Erie Cemetery Association could not do any better with the existing water drainage issue that he has from the Cemetery currently they should not be allowed to build or construct Section 15. He was not happy with the water runoff from the cemetery. He noted he went to the cemetery board and asked if they could put a swale in that would drain to Sterrettania Road to help and they gave him the answer of no.

Mr. Steward informed Mr. Bayhurst that they according to the ordinance have to take care of all stormwater for this development. He believed that there was no stormwater ordinance when the Erie Cemetery Association or Laurel Hill Cemetery was developed years ago.

Fred Bacio, 4114 Concord, stated they have a water runoff issue on Concord Road from the cemetery and had concerns with this development and if it would create more water runoff. He was not happy with the water issue and would like something done.

Mr. Strohmeyer stated that this development was for the new section of the land owned by the cemetery that they would like to open and build to today's standards. The drainage would all go into the creek heading to the south which then would drain into Walnut Creek.

There were no other public comments.

After discussion, it was moved by Mr. Skellie, seconded by Mr. Sitter, and carried 7-0 to recommend approval of the petition to the Board of Supervisors.

The following New Business was heard:

The members discussed the historic preservation of Fred Baof 1860's schoolhouse at 2818 West 8th Street (the former Grasshopper) and the conservation and reuse of this historic structure (former Grasshopper) as part of any new development.

Mr. Kubeja would like the Supervisors to consider moving the schoolhouse only if it cannot be incorporated into the development of the property.

Mr. Prozan did not think it was feasible for a developer to come in and try to work the schoolhouse into a plan at the present location. If the schoolhouse could be moved without destroying it then it would be a solution for some people. Someone suggested to Mr. Prozan that it be moved to 6th and Peninsula as a Visitor's Center. He noted that he was on the Historical Society, and he did not consider this a significantly historical building because of all the additions made to it.

Mr. Skellie stated that this schoolhouse would not make it to the National Register of Historic places. It was historic just because it looks back at what Millcreek Township was. Algeria Farm was there which was a famous racetrack, stud farm, and the school was built for the children of the workers for that farm. In this area Scott Park remained, the horse trail down to the waters, and the schoolhouse. He felt there was not much history left in Millcreek Township, but it was what was left. As a Planning Organization or Commission, the state planning code says they have a long list of things to look at and one was history. The Township now owns the building and he wanted to suggest to the Board of Supervisors and the General Authority to have thoughtful consideration as to the historic nature of the Laird Schoolhouse (Grasshopper) building and that they make every attempt to incorporate or relocate this locally historic structure into the redevelopment of the Presque Isle Gateway District.

Mr. Fugate stated that only being on the board for a few short months he realized that Millcreek has no main street and not much history so the idea of preserving something was attractive to him. He was not sure that this was one to preserve and that it was ultimately up to the Supervisors and General Authority.

Mr. Prozan felt that someone should have had a conversation or discussion with the Planning Commission in the beginning before purchasing of the properties. All the questions, comments, and even some different ideas could have occurred.

After discussion, it was moved by Mr. Skellie, seconded by Mr. Stewart, and carried 4-3 (Pete Kubeja, Doug Prozan, and Dave Fugate) to recommend that the Board of Supervisors and the General Authority have thoughtful consideration as to the historic nature of the Laird Schoolhouse (Grasshopper) building and that they make every attempt to incorporate or relocate this locally historic structure into the redevelopment of the Presque Isle Gateway District.

Mr. Prozan would like the Supervisors and the General Authority to meet with the Planning Commission to bring them up to date on what they are doing and what they intend to do so they are informed on this matter. Messrs. Kubeja, Skellie, Strohmeyer, Stewart, and Fugate all agreed.

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 6:12 PM.

Doug Prozan
Secretary

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