

August 2, 2022

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, August 2, 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 Strohmeier, Messrs. Kubeja, Skellie, Sitter, and Stewart. Also, present were Matthew Waldinger, Director of Planning & Development, Matthew Puz, Zoning & Development Officer, Julie Maggio, Assistant Planning & Development Officer, and Attorney Lydia Caparosa, Counsel for Township. Absent were Messrs. Reade, Prozan, and Mrs. McCabe.

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

At this time, Mr. Strohmeier 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 July 5, 2022, be approved.

The following Subdivision/ Land Development Plans were heard:

ERIE WATER WORKS SUBDIVISION. Small Subdivision Plan. A subdivision plan to show replot of an unopened portion of West 4th Street located between Sommerheim Drive and Indiana Drive and consisting of additions to nine properties along the north line of the Northside Subdivision, leaving a residue 27,355 square foot Parcel "A", in Tracts 38 and 39. **Index 209**

Atty. Tim Sennett, Knox Law Firm, 120 West 10th St., spoke on behalf of this petition. He stated that this was an abandoned right-of-way by the Township based on the twenty-one-year rule. As a result, Erie Water Works researched and found the developers' heirs who then signed the deed over to Erie Water Works. Erie Water Works then met with all the adjacent property owners to see what portion they would like because many were upkeeping a portion of that property. The subdivision was the result of the meeting.

Alice DeGeorge, 414 Nevada Dr., stated she was concerned because she, and others, liked to walk there and hoped that they could still continue to do so. She apologized for being late and thanked everyone for informing her of what was said.

There were no other public comments.

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

Requirement:

- Parcel A is to become an integral part of Erie County Tax Parcel 33-013-034.0-006.00.
- Parcel B10, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.19.
- Parcel C12, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.21.
- Parcel D13, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.22.
- Parcel E14, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.23.
- Parcel F15, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.24.
- Parcel G16, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.25.
- Parcel H17, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.26.
- Parcel I18, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.27.
- Parcel J19, is to become an integral part of Erie County Tax Parcel 33-014-036.0-001.28.

MILLCREEK COMMUNITY HOSPITAL ED AND ICU ADDITION. Land Development Plan. A land development plan to show construction of a 2-story ED and ICU addition with gross floor area of 34,315 square feet with required parking spaces and stormwater management facilities along the east line of Peach Street, south of West 55th Street, in Tract 346. **Index 728-040**

Mike Sanford, 4721 Atlantic Ave., spoke on behalf of this petition. He stated that this project was a building addition to expand the Emergency Room and ICU services.

There were no other public comments.

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

ERIE STARBUCKS. Land Development Plan. A land development plan to show construction of a 2,554 square foot 1-story eating and drinking establishment with required parking and stormwater management facilities along the south line of Wegmans Drive, east of the intersection of Wegmans Drive and West Ridge Road, in Tract 313. **Index 463-011**

Tysen Miller, KU Resources, Inc., spoke on behalf of this petition. Mr. Miller stated that this would be a new Starbucks facility over 2500 square feet with parking spaces and a SWM area.

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. Sitter, seconded by Mr. Skellie, and carried unanimously at 5:46 PM.

Peter Kubeja ~ Secretary