

September 6, 2022

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, September 6, 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, Skellie, Sitter, Prozan and Reade. Also, present were Matthew Waldinger, Director of Planning & Development, Matthew Puz, Zoning & Development Officer, Julie Maggio, Assistant Planning & Development Officer, and Attorney Jennifer Hirneisen, Counsel for Township. Absent were Mr. Stewart and Mrs. McCabe.

The meeting was called to order at 5:30 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. Kubeja, seconded by Mr. Sitter, and carried that the Minutes of the Meeting of August 2, 2022, be approved.

*The following Subdivision/ Land Development Plans were heard:*

**WEGMANS LOT C SUBDIVISION PLAN. Subdivision Plan.** A subdivision plan to show the creation of three (3) lots, Lot No. 2 (a 1.786-acre lot), Lot No. 3 (a 1.729-acre lot), and Parcel A (a 0.847-acre lot) from the lot located on the north side of West Ridge Road, south of Wegmans Drive (tax parcel ID 33-042-230.1-001.01) in Tract 313. **Index 463-011**

David Weeber, 6388 Jackson St. spoke on behalf of this petition. He stated this property was in a mixed-use district that they would like to subdivide the lot. The subdivision was four lots, one being the PNC Bank, Lot 2 has no plan yet, Lot 3 will be the Starbucks, and Parcel A would be the storm water management dry pond.

There were no other public comments.

After discussion, it was moved by Mr. Kubeja, seconded by Mr. Skellie, and carried 6-0 to recommend approval of the petition to the Board of Supervisors.

**LYONS ESTATE LOTS. Sketch Plan.** A sketch plan showing the creation of five (5) lots, Lot 1 (±5.2 acres), Lot 2 (±20 acres), Lot 3 (±11 acres), Lot 4 (±20 acres), and Lot 5 (±16 acres) along the east line of Wattsburg Road, south of Schrimper Road (tax parcel ID 33-152-490.0-002.00 and tax parcel ID 33-152-490.0-002.01) and show replot of tax parcel ID 33-152-490.0-002.00 consisting of additions to nine properties that front along St. Andrew Drive, in Tracts 338 and 334. **Index 920-010 and 921-025**

Seth Tuttle, 4939 Buffalo Rd., spoke on behalf of this Sketch Plan. He stated that this property has been on the market for 20 years and they have now come up with a sketch plan for the parcel. They decided to have a two-phase plan that included five lots and nine smaller lots. The nine lots would be offered for purchase to the abutting owners of the properties located on St. Andrew Drive who have already encroached on the property. The purchase of these lots would help defray the cost of marketing and engineering plan design for the remaining parcel configuration. If the nine-lots of sale to the individual owners on St. Andrew Drive does not work, then a new configuration for that parcel area would be made. Those lots would be incorporated with existing lots. They would like to have the other parcels remain large estate lots. He understood that some of the parcels exceeded the depth to width ratio that the Township had. They felt that this plan would enhance Millcreek Township and would be marketable.

Mr. Waldinger explained that this was a sketch plan designed by the owner and was not done by a surveyor. They were here tonight for public input, suggestions, or comments. There would be no vote and it would not go before the Township Supervisors for approval.

Sallie Barnes, 1931 Norcross Rd., asked if this plan was going before the Supervisors. She was concerned that the ten acre lots remaining for residential use. She was mad/upset because she felt that the Township just wanted to build/tax and not leave any green space, parks, or land for the wildlife. She would like to see more parks on the east side of Millcreek. She wanted to know how that property would be zoned.

Mr. Waldinger responded that the property was zoned Conservation Residential District, and it would be residential homes not businesses.

There were no other public comments.

**COMMENTS/SUGGESTIONS:** *There were no comments or suggestions given*

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**THOMAS & PATRICIA POTTER. Land Development Plan.** A land development plan to show the construction of a 240 ± square foot building, a 2,071 ± square foot building, a 3,168 ± square foot building, and a 1,944 square foot concrete and pool with stormwater management facility along the south line of Zimmerly Road, east of Love Road, in Tract 351. **Index 613-006**

Adam Honey, 1557 W 26 St., spoke on behalf of this petition. He stated that the plan shows two additional buildings (homes), a pool, an extension of the driveway, and underground storm water management plan behind the development that would drain into the creek.

Mr. Strohmeyer asked what the 240 square foot building was behind the existing home.

Mr. Potter replied that it was a covered patio.

Mr. Reade asked why the storm water management plan was changed from the front of the development to the back of the development.

Mr. Honey replied that Mr. Potter requested that it be moved to the back of the property.

Mr. Reade asked if they received DEP approval to discharge the storm water into the creek.

Matt Waldinger, Planning & Development Director for the Township, stated that the plan must meet the Township Ordinance. He believed the plan was being reviewed by GPI (3<sup>rd</sup> party contractor for storm water plan review) for approval. If a permit was required to discharge, they would have to go through the DEP and GPI would notify us through their review.

Mary Beth Lowry, 5335 Love Rd., stated she had concerns about the number of buildings on this lot being crammed in. She was also concerned with the storm water draining directly into the creek. At the last meeting, her main concern was the road deterioration and this board had told her to contact Representative Bizzarro's office, which she did. The state or PennDOT did come out and looked at the road, cleaned out the ditch, and pushed the bigger rocks against the guard rails. After the first rain, the stones were back in the ditch again. She was worried about all the heavy traffic that would be added to the roads with Mr. Potter's trucks and what would happen to the road. She does realize the road is a state road not a township road and if the road collapsed because it was eroding, it would come into her yard and hit her garage. She noted when he was restoring the existing home, the trucks had had stopped traffic on the extremely busy Zimmerly Road and it put a lot of wear and tear on that road.

There were no other public comments.

After discussion, it was moved by Mr. Prozan, seconded by Mr. Skellie and carried 6-0 to recommend approval of the petition to the Board of Supervisors.

*The following New Business was heard:*

Mr. Strohmeyer informed the public that the presentation of the amendments to the Millcreek Township Comprehensive Plan, Embrace Millcreek, would be given by Matt Waldinger, Director of Planning and Development. This plan would be voted on October 4, 2022.

Mr. Waldinger stated that in 2018, the Township adopted the Comprehensive Plan titled Embrace Millcreek and included other plans as reference to be part of Embrace Millcreek (2018 Early Intervention Report & 2006 Emergency Service and Evaluation Master Plan). In June 2021, the Presque Isle Gateway to Millcreek Plan was open for public input and comments. In February 2022, a draft plan was finished for public comment and in May of 2022, the Final Plan was finished. The plan was available for the public to view on the Township website. The plan for the Gate Way District overall plan shows themes in which 12<sup>th</sup> Street will remain an auto orientated corridor because it was developed as four lanes, West 8<sup>th</sup> Street would be a new main street ( work on pedestrian access and buildings closer to the roads), West 6<sup>th</sup> Street would be a bicycle boulevard to connect to the bike lanes that exist, and Peninsula Drive which is the true gateway that leads to the Peninsula. He showed the different concepts of landscape, the West Erie Plaza, the traffic signal moving at the West Erie Plaza, and the sidewalk landscaping. He explained why they were doing this as an amendment to the Comprehensive Plan because it served to formally adopt the plan, the Gateway Plan as Millcreek Township's Plan. It also helped implementation of gathering funding if it were a fully implemented and adopted plan. At this time, they would also amend the future land use map to match the adopted zoning map. The process to amend the plan was explained to the members. A public hearing will be held by the Planning Commission on October 4<sup>th</sup>, 2022, the Board of Supervisors, will be on October 11<sup>th</sup>, 2022, for the amendment.

There being no further business to come before the Commission, the meeting was adjourned on motion by Mr. Sitter, seconded by Mr. Kubeja, and carried unanimously at 6:29 PM.

Peter Kubeja ~ Secretary