

The regular meeting of the Millcreek Township Planning Commission was held on Tuesday, October 4, 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. Prozan, Sitter, Reade, and Mrs. McCabe. Also, present were Matthew Waldinger, Director of Planning & Development, Matthew Puz, Zoning & Development Officer, Julie Maggio, Assistant Planning & Development Officer, and Attorney Mark Shaw, Counsel for Township. Absent were Messrs. Skellie, Kubeja, and Stewart.

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. Prozan, seconded by Mr. Sitter, and carried that the Minutes of the Meeting of September 6, 2022, be approved.

The following Subdivision/ Land Development Plans were heard:

COLLEY'S POOLS & SPAS. Land Development Plan. A land development plan to show the construction of a 4,000 square foot building addition with required parking spaces along the north line of West 26th Street, east of Homer Avenue, in Tract 17. **Index 309-097**

Steve Kopac, David Laird Associates, 1557 W 26 St, spoke on behalf of this petition. He stated they would like to construct a 4,000 square foot addition with parking lot that complies with the current ordinance. They worked with the Engineering department to develop a small project simplified stormwater plan which would be in the front of the building. It would be 75' long by 8.5' wide by 2.5' deep storm trench with perforated pipe going through it with a fitting on the end that restricts flow back to where previous conditions began. He noted that the HOP was submitted to PennDOT, the sidewalk would be provided, and green space island would be installed.

Mr. Strohmeyer questioned Mr. Kopac on the planting areas. Mr. Kopac replied that on the original plan that was submitted, he did not have the correct number of plantings. He has made the corrections to the plan by reducing the parking space to 18' and the isle to 22' and that gave 11.5' green space requirement to the front of the property. He wanted to make sure before submitting the revised plan that all changes would be included after the meeting tonight. Mr. Strohmeyer indicated that he would like to see the green space on both sides of the property and felt it would enhance the business. Mr. Kopac responded that he would talk to the owners about the side plantings but did see an issue with sight distance because of the shared driveway.

Mr. Reade asked if there were plantings for the neighbors in the back of the property. Mr. Kopac replied that they were not making any changes to the rear of the property.

Mr. Sitter was concerned about the neighbors getting more water with the new building. Mr. Kopac responded that the building would have downspouts that would collect the water and push it out to the storm sewer in front of property (previously in the back of the property).

Mr. Reade and Mr. Prozan both stated they would like to see a buffer between residential and business in the back of the property. Mr. Kopac informed the members that a vinyl fence was at the back of the property.

Mr. Strohmeyer asked Mr. Kopac what the new building was for. Mr. Kopac replied that he believed that they were moving Colley's Pools & Spas into the building and would rent retail space in the other part of the building, or all could become Colley's. They did not specify exactly.

Dan Jackson, 3121 W 25th, voiced his concerns about the storm water and wanted to make sure it was adequate.

There were no other public comments.

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

Requirement:

- Planting strip along West 26th Street minimum requirement is 10'.
- The parking area needs to meet the requirements of Buffer C.
- Side yard buffer on the east side of the property.

Comment:

- Strongly encouraged owner to have green space in the rear of the property.

The following New Business was heard:

The Planning Commission discussed the Amendment to The Millcreek Township Comprehensive Plan, Embrace Millcreek to incorporate the Presque Isle Gateway District Plan into Embrace Millcreek and update the Future Land Use Map to be consistent with the Zoning Map, in accordance with Act 247 of 1968, as amended, the Municipalities Planning Code.

Karl Ebert, 10784 Mohawk Rd, Cranesville, PA, spoke on behalf of his family that owns property on Timberland in Millcreek. He asked the difference between Conservation and Preservation District and the Future Land Use Map and Comprehensive Plan for his property. Mr. Puz explained the difference to Mr. Ebert.

After discussion, it was moved by Mr. Prozan seconded by Mr. Sitter and carried 5-0 to recommend the proposed Amendment to the Millcreek Township Comprehensive Plan, in accordance with Act 247 of 1968, as amended, the Municipalities Planning Code, 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. Prozan, and carried unanimously at 6:20 PM.

Tony Sitter ~ Acting Secretary