

WEST DEER TOWNSHIP PLANNING COMMISSION
APRIL 27, 2017

Mark Schmidt called the Meeting to order with the following members in attendance: Kathy Rojik, Robert Bechtold, and John Butala

Absent Members: Tim Phelps, Adam Woods and Ted Gall

Other Attendees: William Payne, Code Enforcement Officer
Scott Shoup, Shoup Engineering

No workshop meeting was held for April.

AGENDA MEETING

Minutes from March 23, 2017 were submitted and stand approved.

Starling Hall, 997 Deer Creek Road

(Represented by Brandon Forbes, Owner and Brandon Wiltrout, Gibson-Thomas Engr.)

Property is zoned R (Rural Estate). Shoup Engineering review letter, dated April 27, was submitted. Review letter comments where: labeling on drawings, handicap parking, dumpster location/screening, landscaping mound heights, parking lot control, proposed trees to be identified, lighting, and stormwater.

Presentation of proposed hall was conducted by Brandon Wiltrout. The present barn will be converted to a place of assembly with maximum occupancy of 200 people. Parking will be a gravel lot with 66 spaces (including 2 handicap spaces) with a lighted trail from parking lot to venue. The proposed outbuilding shown on drawings will house the restrooms. Dumpster location will be noted on drawings and will be screened by shrubbery.

A discussion was held on the proposed parking lot and Mr. Wiltrout and Mr. Forbes explained that a parking lot attendant will be at all events. The attendant will direct the guest where to park and keep all parking in line. Handicap parking is provided for two spaces adjacent to the venue.

Under the Township Zoning Ordinance, the requirement is 1 parking space for every 8 seats. They are above requirement with 66 spaces. They proposed to increase parking width of spaces and would decrease number of spaces to 47, which they stated is still above the requirement. Also, the owners would encourage wedding party to provide a shuttle service which would free up more parking. The 47 spaces would bring them under the ADA threshold of 50 spaces (50 and above require another handicap parking). Also, wider spaces would be easier to park as no lines or wheel stops are proposed. Overflow parking would be located in a grass meadow below parking lot. Mr. Payne commented on only two handicap parking spaces. Mr. Wiltrout explained that they do not want to disrupt the existing sidewalks to add another space. Mr. Payne went on to state that not only will he be inspecting but the drawings will be reviewed by a third party that could require an additional handicap space. Applicant explained that a valet will be used for big events, a handicap person could be dropped off in designated area and valet will take and retrieve car for them. After discussing, a solution was to designate the drop off area and/or loading area for overflow handicap parking.

Mr. Schmidt's requested to be provided the lighting photo metrics. Lighting will be on building and lamp post on the trail from the parking lot. Mr. Butala questioned the headlights shining on neighbor's property. Was suggested that a 3-foot mound be installed along edge of parking lot to alleviate the shining of headlights at neighbors. Overflow parking area would not need mound. Planning Commission needs to see the finished grade on driveway so no water will come on road and parking, and controls taken for drainage off of parking lot.

Parking was decided on 47 gravel spaces with overflow parking in the meadow with additional parking on south of property, if needed. Mr. Schmidt wants the two overflow areas to be designated on drawings with approximate count of spaces in each area. Was suggested to add 13 spaces to original parking (total of 60 spaces vs. 47) with 10 feet width would be acceptable. Shoup Engineering still questioning the third ADA parking space and suggested to increase width of drop-off area to 13 feet and designate as ADA parking when needed.

Mr. Butala made first motion and second motion by Mr. Bechtold to **TABLE** pending receiving and reviewing the 10 comments from Shoup Engineering letter dated April 27, 2017 and the following 5 issues from the Planning Commission:

1. Need lighting photo metrics
2. Screening for parking lot (headlights at neighbor's property/houses). Possible mound.
3. Control of drainage off of parking lot, show final grades on driveway and parking.
4. Show additional overflow parking.
5. Implement a condition that if overflow parking is converted to permanent parking, must go through land development procedure.

John Ippolito Warehouse – 1628 Middle Rd. Ext.

(Represented by Tom Taylor, Hampton Tech and Mr. Ippolito)

Property zoned SU (Special Use) measuring 5.17 acres. Shoup Engineering submitted a review letter dated April 27, 2017.

Proposing an 8,000 sq.ft. warehouse with office space measuring 2,000 sq.ft. Parking will be gravel with one handicap space to be paved. The existing detention pond will be expanded for the proposed building and any future developments. Light poles will be placed in gravel parking area and building will have wall mounted lights.

Mr. Ippolito has also applied for a rear yard zoning variance. Requesting a 25 foot rear yard variance due to the fact that the lot is located in a flood zone and requires the finished floor elevation of the building to be 935'. Building will have to be constructed on the lot close to the 935' elevation located in the northeastern corner.

Mr. Taylor stated that a proposed addition will be added to site plan to save steps in future.

First motion made by Mr. Butala and second motion by Mr. Bechtold to **TABLE** the Ippolito Warehouse due to the Zoning Hearing Board needs to vote on variance and to receive responses to review letter from Shoup Engineering dated April 27, 2017.