

**WEST DEER TOWNSHIP PLANNING COMMISSION
DECEMBER 21, 2017**

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

Absent Members: Tim Phelps

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

Minutes from November 16, 2017 were submitted and stand approved.

Gibsonia Dollar General

(Represented by Timothy Weinman, President, Penntex Ventures and Matt Vranjes, Engineer, Civil Environmental Consultants)

Property located on Oak Road. Zoned Industrial with Village Overlay. Property to measure approximately 1.50 acres.

A second review letter, dated December 15th, was submitted by Shoup Engineering after reviewing the new revised drawings (revision date December 8th). At this time, Mr. Weinman informed the board that a traffic study was performed and was submitted to Mr. Shoup for review. Item 10 on Shoup Engineering letter suggested that the Planning Commission review the exterior building materials. Mr. Weinman said building measures 130 feet across x 70 feet deep with galvanized rib metal siding on two sides and rear. Front of building will be split faced block.

Mr. Shoup reviewed the traffic study which dealt mainly with the site driveway on Oak Road and the intersection of Oak Road and Bairdford Road. Study concluded that with the build out there would be no effect on the intersections. Also Mr. Shoup recommends that a note be added to the site plan stating that the internally illuminated outside lights will be turned off after business hours (approximately 9:00 – 10:00 pm).

The neighbor across the street had a concern regarding the pole light. Feels light will be a distraction for sleeping as he is in bed early for his construction job. Mr. Butala asked if the developer would consider no pole lights which Mr. Weinman answered no as every store has the same signage and feels having no sign would be detrimental for the business.

A discussion was held regarding the delivery trucks. Mr. Wisniewski (Deer Creek Road) questioned the size of trucks (WB-62) and turning radius. Mr. Weinman explained that the parking lot is designed for trucks to back into the loading dock and then pull out. All trucks backing up will be contained in the parking lot. Mr. Hoffman (Meadowood Dr.) suggested that a bond should be required for Oak Road for the trucks going up and down. Stated also that Oak Road has a 10-ton limit that was imposed by PennDot. Mr. Weinman will be applying for a road permit through PennDot who would make the tonnage part of their approval when permit is applied for. Furthermore Oak Road is a State road and PennDot has a limit on the number of trucks before they would require a bond.

Mr. Banks indicated that the trees and shrubs were not revised as per the November 16th meeting. Some ornamental trees are to be changed to shade trees, the Taxus shrubs should be relocated to the front of building as deer will eat when placed towards rear of building, the shrubs that don't grow to a maturity of 6 feet need to be changed (i.e., the Shamrock shrub only reaches 4-5 feet at maturity). It was also discussed that a note should be placed on the site plan indicating that owner will maintain all landscaping in case of plant disease. Furthermore, Mr. Banks said that there are approximately 60 families within walking distance to the store, would the developer agree to install sidewalks or a bike rack. Mr. Weinman agreed to a bike rack to be located near entrance of store.

Mr. Schmidt called for a motion. No members made motion so Mr. Schmidt excused himself from Chairman and made the first motion to **RECOMMEND APPROVAL** with the following conditions:

1. Subject to addressing all items in the December 15, 2017 letter from Shoup Engineering.
2. Add note to site plan that sign is off when store is closed.
3. Revise landscaping plan to match recommendations noted on plan per Mr. Banks.
4. Add note to site plan that the landscaping and plantings will be maintained.
5. Install bike rack.

Second motion made by Mr. Banks with the abovementioned conditions. Members voted yes with Mr. Butala voting no.

In the November meeting, the 2-lot subdivision was tabled to keep concurrent with the site plan. First motion by Mr. Butala and second motion by Mr. Bechtold to **RECOMMEND APPROVAL** of the 2-lot subdivision. Voting was unanimous.

OTHER BUSINESS:

1. Mr. Frank Hoffman of Meadowood Dr. (Deer Park Plan) suggested to the Planning Commission to take into consideration the width of streets and size of driveways when approving a new plan. Mr. Schmidt informed him that the Planning Commission has been concerned with parking for some time and discusses this problem with the developers.
2. Next month agenda to include reorganization meeting, impact fee meeting, and review zoning ordinance updates.