

**WEST DEER TOWNSHIP PLANNING COMMISSION  
JANUARY 28, 2016**

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

Absent Member(s): Adam Woods

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

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Minutes from December 17, 2015 were submitted and stand approved.

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**WORKSHOP**

**Paw Luvers (6 McIntyre Road) Conditional Use**

*(Represented by Emily Murphy)*

Property zoned SU – Special Use. Conditional Use for boarding/kennel/dog day care facility.

Ms. Murphy described the proposed facility as a boarding/kennel facility with a dog day-care. Will also be providing grooming services. Daycare service operation hours will be 6:00 a.m. to 6:30 p.m. Business is presently located in Allison Park and known as Dog Central. Dogs will primarily be indoors in play areas. The outside side yard and rear yard will be fenced with opaque fencing for exercising and dogs will only be outside with an attendant. All dogs have to pass a temperament test in order to be accepted at the facility. Mr. Butala questioned the exercise plan and controlling of the dog noise outdoors. Ms. Murphy stated that the exercise plan has been established at Dog Central through the veterinarian and dog noise would be controlled per the Township ordinance. Daycare would be Monday thru Friday. Mr. Butala stressed that the applicant does not have a noise abatement plan other than just bringing them inside and he feels that an exercise plan needs to be submitted to the Planning Commission.

Mr. Schmidt advised Ms. Murphy to present a noise abatement plan and exercise plan for next meeting.

*Workshop meeting was adjourned and followed by the regular monthly meeting.*

**AGENDA MEETING**

**Ippolito Site Plan – Building Addition**

*(Represented by John Ippolito)*

Property zoned SU – Special Use

Mr. Ippolito seeking approval to construct a 50 ft. x 60 ft. addition to existing building at 1628 Middle Rd. Ext. Mr. Shoup submitted his review letter dated January 27, 2016. Per Mr. Shoup, the proposed addition would be situated on an asphalt storage area (hard surface) so stormwater would not be a problem. Mr. Ippolito stated that building will be metal sided, and will be an extension of the main building.

First motion by Mr. Phelps and second motion by Mr. Butala to **RECOMMEND APPROVAL** of the Ippolito Site Plan contingent upon meeting Section 14.5.8 of the Zoning Ordinance by matching the profile of the existing building. Voting was unanimous.

**Nagy 2-Lot Subdivision (311 W. Starz Road)**

*(Represented by Tom Nagy)*

Property zoned R-3 (Suburban Residential District)

(This portion of the meeting was conducted by Mr. Butala.)

Shoup Engineering submitted a review letter dated January 12, 2016 stating a typo is on the drawing and the sewage facilities planning module needs to be submitted to the Township.

First motion by Mr. Bechtold and second motion by Ms. Rojik to **RECOMMEND APPROVAL** of the Nagy 2-lot subdivision contingent upon correcting drawing typo and submitting sewage facilities planning module. Voting was unanimous (Meeting turned back over to Mr. Schmidt.)

**Shults Ford (50 Oak Road) Conditional Use**

*(Represented by John Jacquiel and Duane Guthrie)*

Property zoned SU (Special Use)

Shults Ford of Harmar seeking approval for an automotive body shop at 50 Oak Road. Their new facility in Harmar will not have a body shop and this location will service both Harmar and the Wexford facilities. Applicant submitted a conditional use narrative outlining the business plan:

- Will be employing 5-8 employees to start.
- Will have an enclosed paint spray booth for all paints and chemicals.
- Thinner waste is drummed and picked up.
- Air compressors will be installed.
- Back lot area will be used for new vehicle storage (75 to 100 cars).

The outdoor storage will be in a designated area. No scrap cars to be stored – car scrap parts/car will be disposed of in one week. Far corner of property will be used to store new vehicles. These cars would be the overflow from Harmar and Wexford. No car carriers would be delivering the vehicles. New cars would go back to designated dealership for car prep.

Recommended by Mr. Butala that applicant communicates with fire chief and create inventory of hazard material. Shults Ford stated that the only modification to the existing building is the installation of a paint spray room/booth which is fully contained. Mr. Schmidt raised a concern of future paving of lot. No plans to pave now but if they do in the future - will have to submit a stormwater management plan.

Shults Ford uses mats for any drainage of oil/antifreeze. They are using this method now in their present body shop. Air compressors will be located outside of the building. Mr. Butala questioned the noise level which the representatives did not know. (They will supply this information.) Was also suggested by Planning to build a shed around compressors to mitigate the noise.

Mr. Schmidt explained the impact fee and Shoup Engineering will supply the total fee amount. Mr. Butala questioned the lighting possibility and applicant stated the area will be gated and will have security lighting. Advised that they will need to provide a lighting plan.

Mr. Shoup suggested adding to the narrative for the Board of Supervisors: the shed around air compressors, new car parking on site, and supplying an aerial photo designating parking for both body shop and new car storage parking.

First motion by Mr. Phelps and second motion by Mr. Bechtold to **RECOMMEND APPROVAL** of the conditional use for Shults Ford to the Board of Supervisors contingent upon applicant meeting all conditions and supplying site plan. Conditions are:

- Opaque screening of outdoor storage
- Provide stormwater plan before any paving on the site
- Any sign must conform to Township ordinance.
- Impact fee for increased traffic
- Sound proofing for compressors
- Provide lighting plan that meets Township standards
- Provide basic site plan which delineates storage areas and work area

Voting was unanimous.

**Concordia at Rebecca Residence (3746 Cedar Ridge Rd.)  
Lot Consolidation Plan / Conditional Use / Land Development/Site Plan**

*(Represented by Mark Reidenbach of Gateway Engineers – Jerry Karle of RW Larson Associates – Mike Kaufman, Director of Concordia)*

Property zoned R-2 (Semi-Suburban Residential District)

Shoup Engineering review letter for Lot Consolidation Plan dated January 27, 2016 was submitted. One correction per letter: the word Chairman to be removed from approval clause.

Shoup Engineering also submitted a review letter dated January 28, 2016 for the Land Development/Site Plan. Review letter outlined:

- Conditional use subject to the requirements of Section 23.4 of the Zoning Ordinance
- Water and sewage letters to be submitted to Township
- Highway occupancy permit and NPDES permit to be obtained
- Sewage Facilities Planning Module to be submitted to Township
- Radii of driveway and walkway incorrect on drawing
- Applicant to discuss with local fire department the emergency plans
- Earthwork on site relates balanced to cut and fills?
- Lighting plan
- Inspection of level spreader maintenance
- Elevation for rain garden different than specified in stormwater management plan
- Stormwater agreement required
- Traffic impact fee

Mr. Reidenbach addressed the review letter issues and will be submitting all needed permits along with the planning module. Will also address all outstanding issues and correct all drawing discrepancies. Applicants have been in contact with the fire department on safety precautions and evacuation plans. Planting of pine trees will be provided along property line to shield the residential home and the pine trees will extend along the fill slope to create more of a buffer from the residential site.

First motion by Mr. Butala and second motion by Mr. Bechtold to **RECOMMEND APPROVAL** of the Lot Consolidation Plan for Concordia at Rebecca Residence (eliminating a lot line to create one parcel). Voting was unanimous.

First motion by Mr. Butala and second motion by Mr. Phelps to **RECOMMEND APPROVAL** to the Board of Supervisors the **Conditional Use** for Concordia at Rebecca Residence with the stipulation that Concordia satisfies the fire chief's plans. Voting was unanimous.

First motion by Mr. Phelps and second motion by Mr. Butala to **RECOMMEND APPROVAL** of Concordia at Rebecca Residence's **Site Plan** subject to extending the landscaping to cover the fill slope along the east parking lot and satisfying Shoup Engineering's review letter dated January 28, 2016. Voting was unanimous.