

**WEST DEER TOWNSHIP PLANNING COMMISSION  
MARCH 24, 2016**

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

Absent Member(s): Mark Schmidt, Adam Woods, and Ted Gall

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

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Minutes from February 25, 2016 were submitted and stand approved.

**WORKSHOP:** Workshop Meeting was not conducted as there were no sign-ups or presenters.

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**AGENDA MEETING**

**Bergonzi Plan of Lots (3-lot subdivision) – 218 East Union Rd.**

Property zoned R-2 – Semi-Suburban Residential – Low/Medium Density.

Property measures 23.9313 acres. Subdivision will create:

Lot 1 = 0.6509 acres (28,355 sq. ft.)

Lot 2 = 0.9123 acres (39,738 sq. ft.)

Parcel A will be a residual lot measuring 22.9313 acres (974,354 sq. ft.)

Mr. Shoup submitted his review letter, dated March 18, 2016, with the following comments:

1. Municipal signature statement for the Board of Supervisors needs to be corrected as it is provided twice on the recording plan.
2. Sewage Facilities Planning Module should be submitted to the Township.
3. Private road maintenance agreement has been submitted and needs to be reviewed by the Township Solicitor.

Private road will be created and to be known as Bergonzi Lane. Bergonzi Lane is not to be dedicated as a Township road. Applicant will also need to obtain a highway occupancy permit.

First motion to **RECOMMEND APPROVAL** for the Bergonzi Plan of Lots by Mr. Phelps and second motion by Mr. Bechtold contingent upon meeting all requirements of the engineering review letter dated March 18, 2016.

Voting was unanimous.

**Allison Park Contractors –Workshop Building #2 – 4383 Gibsonia Rd.**

Property zoned SU-Special Use.

Applicant constructing an additional storage building measuring 2,800 sq.ft. to house equipment at 4383 Gibsonia Road. Mr. Shoup submitted his review letter, dated March 22, 2016, stating that the dimensions of the proposed workshop building should be identified on the plans.

Two additional requirements were stated by the Planning Commission:

1. Architectural standards must be identical to warehouse building #1, and an
2. Impact fee will be paid at issuance of building permit.

First motion by Mr. Phelps and second motion by Mr. Bechtold to **RECOMMEND APPROVAL** of the Allison Park Contractors –Workshop Building #2 subject to addressing all points of the engineering review letter and the Planning Commission:

1. Dimensions of the proposed workshop building should be identified on the plans.
2. Architectural standards must be identical to warehouse building #1.
3. Impact fee will be paid at issuance of building permit.

Voting was unanimous