

**WEST DEER TOWNSHIP PLANNING COMMISSION
DECEMBER 22, 2016**

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

Absent Members: Adam Woods and Ted Gall

Other Attendees: William Payne and Scott Shoup of Shoup Engineering

Minutes from September 22, 2016 were submitted and stand approved.

Meeting was conducted by John Butala

ALLISON PARK CONTRACTORS (Site Plan)

(Represented by Geno Ventorino)

Located at 4383 Gibsonia Road, Zoned SU (Special Use).

Seeking approval to construct a 3,500 open faced garage.

Garage will be a 3-sided metal building and will match other pole buildings on property. Noted that minor grading will be required for the construction. Mr. Butala suggested some trees need to be planted between the new building and the perimeter along Gibsonia Road to follow the concept of the original plan. Slope of roof will be high on open side and slope to the back of the building. Shoup Engineering review letter was submitted, dated Dec. 22, 2016 stating:

1. Special Use (SU) zoning district to be noted on plan,
2. Roof leaders to be connected to the existing catch basins or storm sewers,
3. Stormwater management plan narrative ordinance number to be corrected to Ordinance No. 37 (typo on narrative), and
4. Traffic impact fee of \$376.32 to be paid at time of building permit.

Mr. Payne commented on the architectural aspects of the building and stated that the building will be a “mirror image” of the existing building which was allowed to be more than 60% of metal cladding of the wall surface.

First motion by Mr. Bechtold and second motion by Mr. Phelps to **RECOMMEND APPROVAL** of the Allison Park Contractors garage building pending that Shoup Engineering’s review letter of Dec. 22, 2016 be addressed and architectural landscaping to be added to site.

Voting was unanimous with Mr. Schmidt abstaining due to his firm being involved in this project.

Meeting from this point was handed over to the Chairman, Mr. Schmidt

OTHER BUSINESS: Mr. Payne started a discussion on the dimensional requirements for a PRD. Ordinance states that the lot size of the PRD is the same size of single family lot size with all utilities and the PRD is required to have a percentage of open space. Members agreed that Section 5.5 (Dimensional Table) needs to be corrected. Mr. Schmidt suggested to review the Ordinance for the next meeting for any typos, inconsistencies, etc. He will also look into ordinances from other townships for their PRD requirements.