

**WEST DEER TOWNSHIP PLANNING COMMISSION
JANUARY 23, 2020**

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

Absent Members: All members were present.

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)
Dorothy Moyta (Secretary)

November 26, 2019 minutes were submitted and stand approved.

DIONYSUS GAS WELL PAD (1501 Middle Rd. Ext.)
LETO GAS WELL PAD (301 Oak Rd.)

This topic was postponed until the February 27, 2020 Planning meeting. A group of people came to the meeting from the Copper Creek Development and were told that the wells would be discussed at the February 27th meeting. A large group is anticipated for the February Planning meeting.

TPK STORAGE BUILDING (4091 Circle Dr.)

This project was discontinued due to an unsuccessful sale of the property.

VRABEL LIGHTING PLAN AND 1-STORY BUILDING AT SPORTS COMPLEX
NO-OFFSEASON - RUSSELLTON

942 Little Deer Creek Valley Rd. – Zoned I (Industrial)
Represented by Jerry Nist, Hampton Tech

Revised site drawings were presented at the meeting. (See attachment) The package included a Cover sheet, Sheet S-1: Proposed 1 Story building Site Plan, LS-1: Proposed Ballfield Complex/ Landscape Plan construction Details, Photometrics for Lighting from Nafco: View point Site Page 1 of 25 through Page 6 of 25.

Comments included:

1. Jerry stated that they are still waiting for a response back from the FAA. The Planning Commission wanted to know if the FAA has concerns with pole heights and lighting intensity. This question was posed at the last meeting.
2. Vrabel has been trying to contact rock Airport. Anything approved by the Board is pending conditions approved by the FAA.
3. Tenants of the building to be commercial. So far Grilli's Grill restaurant is the only certain tenant.
4. The building would be open regular commercial hours for the uses intended.

5. Zoning meeting minutes from 12.19.2019 were distributed for all for their information.
6. Scott Shoup distributed comments on the site plan that are a part of the meeting minutes.
7. Regarding the lighting plan, it was questioned as to whether the lighting plans would be done together or sequentially. It was determined that the parking lot lighting would be done first as that was not pending approval by the FAA. The fields which now have temporary lighting are pending FAA approval.
8. The “Bubble Structure” over the field will be taken down in the spring and put back up next fall. This structure has substantial footers. Vrabel may put up additional Bubble structures on other fields in the future.
9. Regarding the proposed building, several comments were made. Hours of operation for the building and/or playing fields was discussed to include what would be appropriate hours during the week and on weekends.
10. The Board of supervisors will make final decisions on businesses allowed to occupy the building.
11. Vrabel will employ a parking attendant for all sporting events.
12. Curbs need to be added to the tree islands so that the trees can survive and not be run over.
13. There many not be enough parking if the outside area becomes more developed for entertainment such as at Narcisi’s Winery. The overflow parking needs to be identified on the site plan.
14. There are still plans going forward to have a cell tower by crown castle on the property.

First motion by Mr. Butala and second motion by Mr. Banks to **RECOMMEND APPROVAL**, voting was unanimous, of the No Offseason Russellton Sports Complex commercial building and lighting plans with the following conditions:

1. All requirements from Shoup Engineering letter dated January 23, 2020 must be met.
2. Field lighting shall meet all requirements designated by FAA in regards to the adjacent airport.
3. Hours of operation for field lighting shall not exceed 11PM on Friday and Saturday and 10PM Sunday through Thursday.
4. The tree selection shall be minimum 1 ½ “caliper trees; tree selection shall not include multi-trunk species.
5. The planting islands shall be defined by curbs and give trees adequate space to reduce root compaction and ensure survival of all plantings.

6. Sightline shall be considered when selecting tree species at entrances and parking aisles.
7. Traffic circulation shall be shown on site plan.
8. ADA access to the building and site shall be shown on the site plan. Handicapped access shall comply with all ADA standards per building code.
9. Adequate numbers of trash containers shall be disturbed over the site. The number of containers proposed in the current plan appears to be insufficient.
10. Overflow parking to be identified on the site plan.

MCINTYRE HEIGHTS COMMENTS:

1. Type A screening needs to be installed.
2. Existing pond to be removed – DEP drive.
3. Swale is being shown/ proposed that will help with storm runoff. An easement needs to be created there.
4. More exit road(s) from the plan need to be designed.
5. New housing plan may create congestion at 910 and McIntyre Rd.
6. New housing plan may create congestion at Hunt Club and McIntyre Rd
7. A right of way should be explored at the end of the cul-de-sac.

WORKSHOP DISSCUSSION ON DIONYSUS AND LETO GAS WELL NOISE:

1. With 15 wells running, you can't have a conversation.
2. The wells only need to be within the noise ordinance tolerances for 10 minutes in every hour.
3. There will be 200-400 trucks on the road during construction every day.
4. No jake brakes should be allowed.
5. Sound walls are an option but would probably need to be installed prior to construction as it's doubtful that they would be installed once the well work begins. The company would likely opt to just pay fines when the noise is over the allowed limits.
6. Language in the conditional use should be explored with words such as "Necessary," and "considered."
7. A "buffer area" for the perimeter of the gas well areas needs to be explored.