

**WEST DEER TOWNSHIP PLANNING COMMISSION  
NOVEMBER 16, 2017**

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

Absent Members: John Butala and Tim Phelps

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

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Minutes from June 22, 2017 were submitted and stand approved.

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**Gibsonia Dollar General**

*(Represented by Timothy Weinman, President, Penntex Ventures and Chris Remley, Engineer, Civil Environmental Consultants)*

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

Application was submitted for a 2-lot subdivision and site plan. Per Mr. Shoup's review letter dated Nov.13, 2017, the subdivision needs to have the distance added to the plan between Parcel C1 and the property line. Other than that comment, the subdivision is in order.

For the site plan, Mr. Weinman presented a video of a typical Dollar General store and a power point presentation. The presentation outlined that there are 14,000 stores across the United States. Building will be 9,100 sq. ft. constructed out of masonry, glass and steel with 30 parking spaces (including ADA parking). 41% of the store will be devoted for groceries. Stores are opened 7 days a week from 8:00 am to 10:00 pm.

Mr. Shoup submitted his review letter dated Nov. 13, 2017 with seventeen items and during this meeting an additional item was added that needs to be addressed. Also, a traffic impact fee of \$15,226.85 will be collected when the building permit is issued. Mr. Weinman answered some of the comments: site lighting will have proper shields so no light will fall on neighbor's property, earthwork will be balanced on site regarding cuts and fills, signage will be on building and a pole sign near road; both will be internally illuminated; lit during operation hours. Mr. Shoup added comment (not listed in review letter) was that the Township may require a traffic study. Mr. Weinman assured that all items will be addressed but questioned the traffic study as PennDot (Oak Road is a State road) considers this project a "low volume user" and they never required any Dollar General stores to produce a study. Mr. Remley of Civil Environmental Consultants, has a traffic division and they would provide a report to the Township.

Mr. Remley presented the proposed buffering for the store. A total of 21 trees are proposed with 3 on the interior (near building) and the remaining trees on 3 sides of the perimeter. The back of the building and partial right side are buffered by natural resources. In between the trees, those that borders the Oak Rd. and Locust St., are shrubs creating two levels of buffers. Mr. Banks stated that the shrubs that are selected do not grow to the required 6 ft. height. Mr. Banks also stated that the project requires 10 shade trees vs. the 6 proposed as the granted variance was for

parking spaces and not the required tree amount. Need 6 shade trees (possibly 10) to shade the parking lot. Ms. Rojik commented that the low shrubs that are proposed could be planted on a raised berm to achieve the required height. Mr. Banks also suggested moving the Taxus (Yew shrub) to Oak Road as the deer will eat them towards the back side. Mr. Weinman stated that they will implement the suggestions into the plan and will increase the number of shade trees by swabbing out some of the ornamental trees to shade trees. Shrubs will be green year around. Mr. Banks also suggested a different type of magnolia than the one proposed in order to screen the neighbors better.

Mr. Schmidt questioned the generated truck traffic. Trucks will be coming up Oak Road. Mr. Schmidt concerned about the “blind” turn at Oak and Bairdford Roads. Mr. Shoup explained that a traffic study would address that intersection. Mr. Weinman stated that customers are within a 2 mile radius of the store. Considered by-pass traffic. Don’t generate a lot of traffic. Store will have one large truck delivery per week (possibly receiving two trucks/week during Christmas). Majority of trucks are small (bread, pop trucks). All turns and truck access will be in boundary of the parking lot. All deliveries are made during operational hours.

Resident asked where the store would sit in relation to the road. Store will sit 4 feet below the road. Resident suggested that Dollar General not to skimp on landscaping. They do get water drainage so every tree would possibly help that situation. Traffic is horrendous and would appreciate any traffic control that the store could enforce.

Mr. Schmidt commented that the lens of lights should not extend below the case. Lens and case to be flush. Should not see the lens, for both light poles and wall packs. Store is proposing 8 to 10 wall packs that surround the building with shields. Pole lights are approximately 15 feet high. Pole lights will be turned off after business hours but security lights around building will be lit. Mr. Weinman assured that no lights will shine on neighbor’s property.

Mr. Shoup recommendation is that a traffic study would be worthwhile considering the intersection of Oak and Bairdford Roads are dangerous. Mr. Weinman will have their traffic engineer submit a 3-4 page report. Mr. Shoup stated that the scope of the study will be determined by the Township and himself.

First motion by Mr. Banks and second motion by Ms. Rojik to **TABLE** the land development site plan for the Gibsonia Dollar General due to applicant needs to:

1. Address all comments from Shoup’s Engineering letter dated November 13, 2017 and concerns from the Planning Commission.
2. Show lighting plans and effects on neighbor’s property.
3. Submit an updated landscaping plan

Voting was unanimous.

First motion by Ms. Rojik and second motion by Mr. Banks to **TABLE** the 2-lot subdivision to keep concurrent with the site plan. Voting was unanimous.