

**WEST DEER TOWNSHIP PLANNING COMMISSION
JUNE 22, 2017**

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

Absent Members: Robert Bechtold, Adam Woods, Ted Gall, and William Payne (Code Enforcement Officer)

Other Attendees: Scott Shoup, Shoup Engineering

WORKSHOP MEETING

Deer Creek Carving Co.

(Represented by Ryan Benedetti, Owner)

Seeking guidance to use roadside property (owned by Allison Park Contractors) on Gibsonia Road to create a workshop for his chainsaw carved sculptures. Proposing a 10 x 20 foot tent. Works freelance as an artist doing wood carvings. Looking for a space to work as he lives in the Grouse Run plan and chainsaw noise would be disruptive to the neighborhood. Also, wood needs to be delivered – usually logs are delivered on a flatbed which they just dump and he cannot dump in his yard. Space would be mostly workspace with some selling. Chainsaws are used on carvings but Dremmel tools are mainly used for detail work. Tent would be back from main road. Tent would have frame wall and door that can be locked. No security fence as of now – if he would store his saws on-site then he would do security fence. Has no set hours of operation and would not be open at night. Electricity would be tied into Allison Park Contractors.

Planning concerns are: would this be a distraction for drivers, does it fit for the use of the property. Feels it does not fit the definition of roadside stand as defined in the zoning ordinance, but could fit under SU zone (special use). Advised Mr. Benedetti to prepare a formal site plan depicting tent site on property, parking, and setbacks. This would be needed before the Planning Commission could recommend approval to the Board of Supervisors.

AGENDA MEETING

Minutes from May 25, 2017 were submitted and stand approved.

Starling Hall, 997 Deer Creek Road

(Represented by Ariel & Brandon Forbes, Owner, and John Schleicher, Gibson-Thomas Engr.)

Shoup Engineering review letter, dated June 22, 2017, was submitted with the following concerns:

1. Is outdoor lighting proposed at barn? Need lighting plan photometrics for site.
2. Agreement between owners and Township needed for stormwater management.
3. Highway occupancy permit required.
4. Need correct number of trees shown on plan.
5. NPDES permit needed if disturbing more than 1 acre.

Per Mr. Schleicher changes from last month's submittal include: 2-way driveway to the northern most access portion back to the parking area, mounding all around business portion with 3 foot minimum and 6 foot maximum mound. Added cross sections: one in vicinity of building and other in parking lot. Will not be able to see headlights in adjoining properties. Stormwater retention size was increased to the north. 0.0 foot candles located at property line.

Landscaping: Moved parking a minimum of 30 feet from property line to make mounds a littler wider. Height and width of mounds will be varied. Mr. Schmidt suggested mixing in some evergreens with the red sunset maple trees that are outlined on the drawing. The evergreens would conceal the headlights to neighbors better than trees, especially during the fall and winter seasons when the leaves would fall from the maple trees.

Mr. Butala concerned with no mounding to the west of the property (Mr. Corrado's property and his future buildings). Mr. Schleicher explained that there are mature woods to west and southwest that will remain undisturbed. The Greystone screening that was discussed last month (8-10 ft. surrounding fence) is not feasible for this project. Mr. Butala stated his concern still is with Mr. Corrado's property, especially if he would construct a new building and feels lights would not be shielded from the parking lot. Was explained that the hall's property slopes the other way. There's approximately a 20 foot elevation from highpoint to parking lot.

Mr. Schmidt asked if any consideration can be given to adding evergreen trees when mound is 2-3 feet high and maple trees when mound is 5+ feet high. A mixture of different species should be used to avoid blight. Evergreen suggestion was Norway Spruce, White Pine, or Blue Spruce, to be planted on lower areas of mound at 20 foot intervals. Would fill in void left by trees. Agreed to a minimum of 21 evergreens and 21 trees. Evergreens to be placed in northern and western boundaries. Minimum of 5 ft. high evergreen to be planted.

The follow residents' voiced concerns and questions:

- *Chris Galbraith (4 Shady Lane)*: His house is located on the northern side, 300 feet from the proposed parking lot. Can see parking lot from his house. Feels that a 3 foot mound is not sufficient. Has full vision to barn and maple trees won't block the headlights in the fall/winter. Questioned if parking has to meet the building setbacks (*Mr. Schmidt answered it does not*). Has installed curbing on northside of property. His house sits below Deer Creek Road and gets all the water from Deer Creek Road. Will French drain be installed around mound to prevent water from rolling into his property? Shady Lane is a private lane and he installed 20" storm sewer to keep property from completely flooding out. Feels he will get extra water from this project. Also, constructing a parking lot in a rural estate zone will downgrade the value of neighbor's property. Biggest concern is the stormwater and dust from parking lot.

Mr. Shoup explained that all stormwater from parking lot, driveway and area of barn will drain into the Hall's detention pond - discharge from the detention pond by travelling slightly south and connects to a Penn Dot catch basin. Mr. Galbraith still concerned about the extra water that the mounds will create. Mr. Schmidt doesn't feel that extra water will be created by mounds. Property would be graded towards road and to detention pond. Mounds are an additional protection against water running onto neighbor's property.

- *Joe Wisniewski (934 Deer Creek Rd.)*: Questioned if the proposed "outhouse" (restrooms) met the setbacks? (*Mr. Schmidt answered it does*). Will it be inspected by fire department? Feels that barn will be very hot inside and doesn't know how 200 people could be the occupancy limit. Mr. Schmidt clarified that the Planning Commission is only in charge of the outside of the building.

Professional Code Services will do the inspections for the inside and will make sure that everything is done to code.

First motion by Mr. Butala and second motion by Mr. Phelps to **RECOMMEND APPROVAL** contingent with the following:

1. Create a 48 inch height mounding on the northern line.
2. Provide a mixture of three (3) different species of trees.
3. Provide a minimum of 21 evergreens (at least 3 different species) interspersed between the trees on the northern and western border.
4. Need to satisfy the outstanding issues of Shoup Engineering review letter dated June 22, 2017.

Voting was unanimous.