

**Pledge of Allegiance**

**Present:**

Present at the meeting: Council Liaison Carl Stepanovich, Ryan Lemke, Bob Mitall, Edward Patrick, James Olszewski, Chris Kerns, Anthony Livecchi, and Community Development Director Jim Morrison.

**Absent:**

Jayne Hoy

**Approval of Minutes:** Mr. Patrick made a motion to approve the July 12, 2022, minutes. Mr. Olszewski seconded. All voted aye. Motion approved.

**Old Business:**

1. Consider a recommendation for the re-zoning of approximately 21.76 acres of land, tax parcels 49-10-13-0-011, 49-10-13-0-012, 49-13-0-013 and 49-10-13-0-014, Logan Ferry Road, from R-1 Residential to R-3 Residential.

Mr. Mitall stated that Mr. Hergenroeder sent in a request for this matter to be tabled. Mr. Patrick made a motion to table this matter. Mr. Lemke seconded. All voted aye. Motion Approved.

2. Consider a recommendation for approval of an application for a major land development, SP-2-22 Dollar General, Rt. 66, tax parcels 49-16-00-0-062 & 57-08-00-0-195, B Business zoning.

Mike Lusaitis from Steckbeck Engineering and Bob Gage from GBT Reality, who is the developer for the property, are the representatives speaking on behalf of the applicant. Mr. Lusaitis wanted to give an update to the planning commission from the last time they met. Mr. Lusaitis stated that this property is located along State Route 66 and adjacent to Industrial Drive. There is a proposed bike trail along the north, northwest portion of the property. This is a non-existing bike trail, it's something that is proposed in the future. They have been working with the county to make sure they don't impact their plans for that trail. There is an easement for that trail. The briefing comments regarding the Traffic Impact Assessment were discussed. Mr. Mital re-iterated that the traffic coming out of Ringertown Road in the PM and turning left goes from a 38 second wait to a 56 second wait. Mr. Lusaitis answered correct. Mr. Lusaitis next discussed the approval of a waiver screening along State Route 66 and screening around the parking area. The landscaping plan was presented. A discussion was held as to

what type of trees, plants, and shrubs to be planted. Mr. Morrison said the ordinance states it has to be an 8-foot-wide planting strip with 4 foot high at planting. Boxwood bushes and inkberry bushes were suggested. The next briefing item discussed was parking and loading concerns because the loading area could possibly block 4 parking spots, once a week, for a limited time. This would be from a large semi delivery truck, once a week, unloading anywhere from 45 minutes to 1 hour, with smaller box trucks delivering a few times throughout the week. The original solution was to provide signage for those 4 spaces to be employee parking and warn they can be blocked during truck delivery, or another solution would be to remove those 4 parking spaces all together. Mr. Lusaitis stated that the known requirement for that particular use is 35 spaces. This is based on 19,000 stores worldwide.

Mr. Patrick made a motion to forward this matter onto council subject to the following conditions: Mr. Kerns Seconded. All voted aye. Motion approved.

1. The requirements of the Pennsylvania Department of Transportation Highway Occupancy Permit be completed including the installation of a 125' southbound left hand turning lane and the clearing of the embankment on the north side of Rt.66 approaching the proposed site.
2. The waiving of Section 201-141 (d), Traffic Impact Study, of the Subdivision and Land Development Ordinance as it pertains to the loss of service of the Ringertown Road and Rt.66 intersection.
3. Provide evidence all state and local permits have been secured.
4. Provide evidence of service of all pertinent utilities.
5. The applicant provides on the site plan an 8' planting strip of continuous evergreen plantings at a minimum height of 4' at time of planting adjacent to the parking lot fronting Route 66.
6. The waiving Section 220-67.1, Building Design and Amenities Performance Standards, of the Zoning Ordinance as it pertains to materials and glazing on the south and east side of the proposed building.
7. The applicant identifies four parking spots on the most northern portion of the parking lot as employee only parking or in the alternative provide a parking study justifying the need for no more than 39 parking spaces.
8. The applicant executes and records a developer's agreement.

## New Business

1. Consider acceptance of CU-2-22, a conditional use application by Gateway Services Inc., for a pet crematory, tax parcel 49-21-00-0-005, 103 Technology Lane, B Business Zoning

Mr. Patrick made a motion to accept the conditional use application. Mr. Lemke seconded. All voted aye. Motion passes.

2. Consider authorization to advertise for a public hearing for a conditional use application by Gateway Services Inc., for a pet crematory, tax parcel 49-21-00-0-005, 103 Technology Lane, B Business Zoning

Mr. Patrick made a motion to advertise for a public hearing for the conditional use application. Mr. Lemke seconded. All voted aye. Motion passes.

3. Consider acceptance of SP-5-22/CU-5-22, Lyons Run AMD Remediation Project, a major land development and conditional use, tax parcels 49-20-00-0-005 and 49-20-00-0-100, R-R, Rural Residential Zoning

Mr. Olszewski made a motion to accept they Lyons Run AMD application. Mr. Lemke seconded. Mr. Mitall abstained. Motion passes 5-0.

4. Consider authorization to advertise for a public hearing for CU-5-22, Lyons Run AMD Remediation Project, tax parcels 49-20-00-0-005 and 49-20-00-0-100, R-R, Rural Residential Zoning

Mr. Kerns made a motion to advertise for a public hearing for the conditional use application. Mr. Patrick seconded. All voted aye. Motion passes.

Other Business: None

Adjournment: Mr. Patrick moved to adjourn at 8:30 p.m. Mr. Lemke seconded. All members voted aye. Motion Approved: 6 - 0 .