



**WEST DEER
TOWNSHIP
SUPERVISORS
PUBLIC HEARING**

April 11, 2023

6:00 p.m.

Conditional Use

**Brickyard Park Holdings LLC
Concert Stage Venue and Associated
Parking**

PUBLIC HEARING – CONDITIONAL USE FOR NEW CONCERT
VENUE WITH ASSOCIATED PARKING LOT:

1. Call to Order
2. Public Hearing Re:

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ARE HOLDING A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE APPROVAL FOR A PROPOSED CONCERT EVENT VENUE FILED BY THE APPLICANT, BRICKYARD PARK HOLDINGS, LLC, FOR THE PROPERTY LOCATED AT 940 & 982 LITTLE DEER CREEK VALLEY ROAD, RUSSELLTON, PA 15076 (BLOCK AND LOT NOS. 1219-A-25 & 1219-J-75). THE APPLICANT PROPOSES TO CONSTRUCT A CONCERT EVENT VENUE AND PARKING LOT AT THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS LOCATED IN THE I-INDUSTRIAL ZONING DISTRICT OF THE TOWNSHIP.

RESIDENTS AND TAXPAYERS OF THE TOWNSHIP OF WEST DEER IN ATTENDANCE WILL BE PERMITTED TO COMMENT ON THE APPLICATION.

3. Motion to Close the Hearing



**West Deer Township Planning Commission
Meeting Report for February 23, 2023**

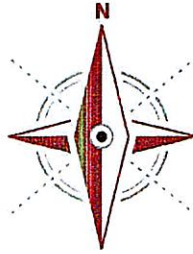
Project Name: BRICKYARD HOLDINGS - CONCERT VENUE - CONDITIONAL USE

Property Location: West Deer Twp. – Allegheny County: 940 & 982 Little Deer Creek Valley
Road, Russellton, PA 15076
Parcel # 1219-J-75 & Parcel 1219-A-25

Zoned: I: Industrial

First motion by Mr. Bechtold and second motion by Mr. Hollibaugh to **RECOMMEND APPROVAL**, voting was unanimous with Mr. Schmidt abstaining of the Brickyard Holdings – Concert Venue – Conditional Use with the following conditions:

1. Satisfactorily address all comments and concerns of the Trans Associates letter dated 2.22.2023 as well as addressing all additional concerns that come up in the future.
2. Satisfactorily address items #6 to #10 in Mr. Shoup's comments letter dated 2.22.2023.
3. Include in narrative for Concert Venue that end time for all Concerts will be 10:00 PM, with all attendees exiting parking by 11:00 PM.
4. Add an EMS parking space to the Site Plan.
5. Review any concerns with the Township after the first year of operation.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

March 22, 2023

Mr. Daniel Mator
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re; No Off Seasons Sports - Concert Venue
Land Development Plan (plans latest revised March 15, 2023)

Dear Mr. Mator,

I have reviewed the above-referenced land development plan located in the I - Industrial Zoning District and the following comments should be considered:

1. The proposed diameters of the deciduous trees (dbh) and heights of the evergreen trees should be identified on the landscaping plans.
2. It is still unclear where and how long the hemlock fence will be on the south end of the concert area.
3. A Highway Occupancy Permit will need to be obtained from PADOT for any proposed site driveways.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E.

cc: Dorothy Moyta, via email
Joseph Shook, via email
Gavin Robb, via email
Jodi French, via email
Jerry Nist, Hampton Technical Associates, via email



WEST DEER TOWNSHIP

109 East Union Road, Cheswick, PA 15024
Phone: (724) 265-3680 Fax: (724) 265-2228

CONDITIONAL USE APPLICATION

(To be submitted to the Department of Code Enforcement and Zoning)

CASE # CUP: _____

FEE: _____

Applicant is (check one) ☒ Property Owner
☐ Attorney for Property Owner
☐ Property Owner's Agent

Property Owner (if not the applicant): Check here if additional property owners and attach additional sheets.

Charles Vrabel
Name (please print)
Partner
Title
Brickyard Park Holdings LLC
Corporate Entity Name
13 Dewey Lane
Mailing Address
Gibsonia, PA 15044
City, State, Zip Code
724-321-2955
Telephone
vrabelplumbing@hotmail.com
Email

Name (please print)

Title

Corporate Entity Name

Mailing Address

City, State, Zip Code

Telephone

Email

Requested Conditional Use: Concert & Concert & Performance Venue

Present Zoning District Classification: Industrial

Property Street Address: 940 & 982 Little Deer Creek Valley Road, Russellton, PA 15076

Parcel Lot and Block No.: 1219-J-75 & 1219-A-25 **Size of the Property:** 40.11 acres

Has there been a previous Conditional Use Application submitted for this property: _____ Yes _____ X No
If yes, give date when previous Conditional Use was submitted and the results (granted or denied): _____

I, Charles Vrabel, hereby depose and say that all of the statements contained in the application and supporting materials submitted is true to the best of my knowledge and belief.

Charles Vrabel

August 24, 2022

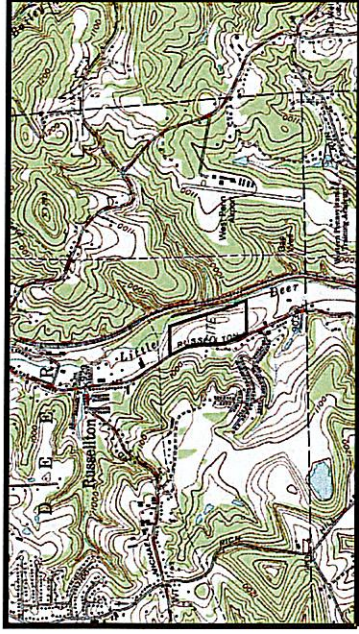
Applicant's Signature

Date

PROPOSED CONCERT EVENT STAGE

Situated In
WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA
Prepared For
BRICKYARD PARK HOLDINGS LLC
13 DEWEY LANE
GIBSONIA, PA 15044

LOCATION MAP SCALE = 1"=2000'



S-1 & S-2
LS-1 & LS-2

SITE PLAN
LANDSCAPE PLAN

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW ENFORCEMENT
CONSTRUCTION PERMITS AND PLANNING
DIVISION
1-800-242-1776
P.A. 8
P.E.C. SERIAL NUMBER
201831625

REVISED 08-01-2022



HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING AND SURVEYING
ESTABLISHED 1960
www.hampton-technical.com
email@hampton-technical.com

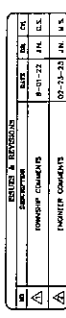
21-09077-2

CONSULTANT OFFICE
1000 Pennsylvania Avenue, Suite 200
Pittsburgh, PA 15222
Phone: (412) 391-1000
Fax: (412) 391-1000

FIELD OFFICE
1000 Pennsylvania Avenue, Suite 200
Pittsburgh, PA 15222
Phone: (412) 391-1000
Fax: (412) 391-1000

[illegible]

**TOTAL PARKING
SPACES=894
(EXCLUDING EMPLOYEE PARKING)**

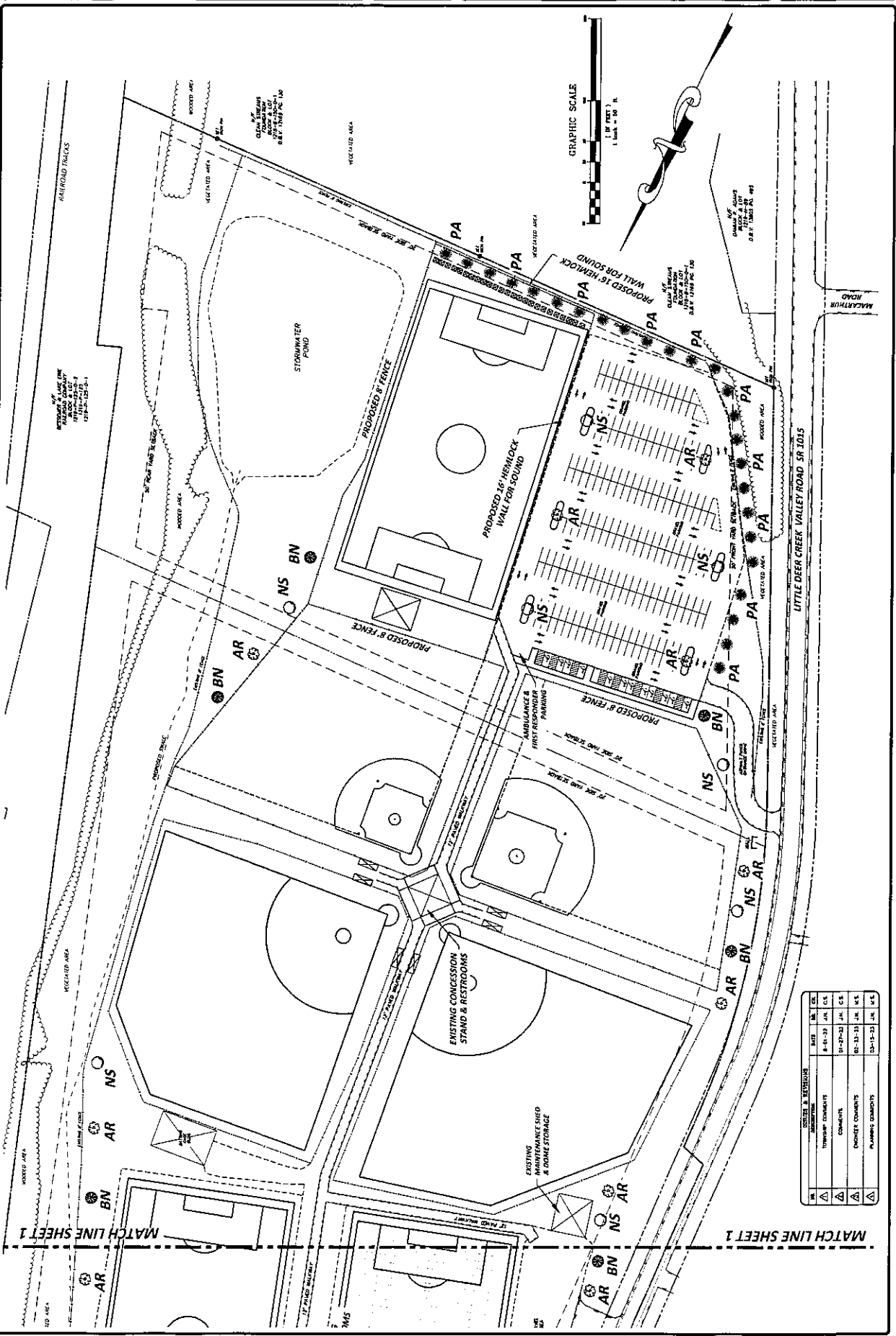


PROPOSED CONCERT EVENT STAGE
LANDSCAPE PLAN
WEST DEER TOWNSHIP
BRICKYARD PARK HOLDINGS LLC
13 DEERY LANE
ALLEGHENY COUNTY, PA 15044

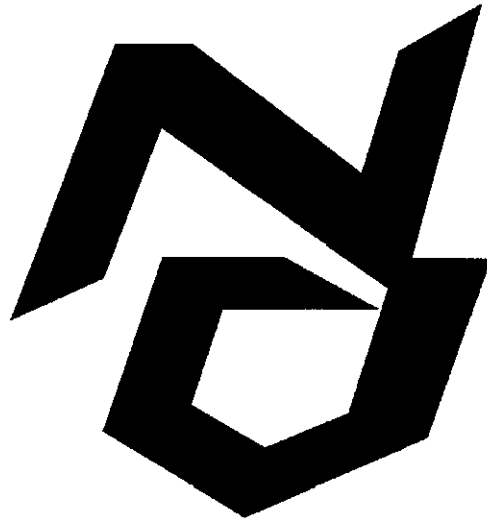
21-0077-02
15th
2nd

TECHNICAL ASSOCIATES, INC.
ESTABLISHED 1985
www.hampton-technical.com
1000 E. HAMPTON AVE., SUITE 200
HAMPTON, PA 15046
TEL: (724) 865-4444 FAX: (724) 865-4444

DATE: 08-27-2021
SCALE: 1" = 40' HORIZONTAL
VERTICAL: 1" = 4' VERTICAL
PROJECT: 21-0077-02
SHEET: 15th 2nd



NO.	REVISIONS & EXTENSIONS	DATE	BY	CHK.
1	ISSUED FOR PERMIT	8-10-23	JAN	CLS
2	CONTRACT COMMENTS	9-12-23	JAN	CLS
3	CONTRACT COMMENTS	10-17-23	JAN	CLS
4	CONTRACT COMMENTS	11-17-23	JAN	CLS



***NO OFFSEASON
SPORTS***

#1 Narrative on proposed parking and ticket sales

No Offseason Sports Concert Ticket Sales

ALL TICKETS ARE SOLD ON A PER PARKING PASS BASIS

4 Event Tickets are included with each parking pass sold
with an option to purchase 2 additional tickets per parking pass

- 638 General Admission parking spots available per event
638 GA parking passes x 4 tickets per parking pass = 2,160 GA tickets available
- 256 VIP parking spots available per event
256 GA parking passes x 4 tickets per parking pass = 960 VIP tickets available
- 2 Additional ride along or Uber drop off/pick up tickets also available
 - 2 x 638 General Admission Tickets = 1276 additional GA tickets available
 - 2 x 256 VIP tickets = 512 additional VIP tickets available

Parking Passes	4 tickets per parking pass	2 additional tickets available per parking pass	Total number of tickets per event
638 GA Parking Passes available	2,552 GA Tickets	638 x 2 = 1,276 additional GA Tickets Available	3,828 General Admission Total Tickets Available
256 VIP Parking Passes available	1024 VIP Tickets	256 x 2 = 512 additional VIP tickets available	1,536 VIP Total Tickets Available
894 Total Parking Passes available	3576 Total Tickets Available with just Parking Passes	1788 Total additional tickets available	5,364 Total Tickets Available per event

Parking Passes	4 tickets per parking pass	2 additional tickets available per parking pass	Total number of tickets per event
		If not sold with parking passes could be available to sell as Uber drop off/ pick up only	

- Tickets for events will be purchased on a ticketing app linked to our website.
- All vehicles must have a prepaid parking pass to enter into a parking lot at the facility. No parking passes will be available day of the event. All Vehicles that do not have a parking pass will not be allowed to park at the complex.
- Each General Admission Ticket
 - Will have access to view the concert in the general admission section of the venue.
 - General Admission is always first come, first served.
 - Guests may notice a row or seat number on their ticket, but that is only used for tracking purposes. There are no assigned seats in General Admission.
- Each VIP Ticket
 - VIP tickets will have access to view the concert in the first few rows in front of the stage.
 - VIP is also first come, first served.
 - Guests may notice a row or seat number on their ticket, but that is only used for tracking purposes. There are no assigned seats in VIP Admission
- Tickets are sold per parking spot to help create a safer and more enjoyable event. From research, one of the biggest complaints about concerts is traffic. Having less vehicles at an event would help with traffic control and flow.

- Only mobile tickets will be available for purchase and all purchases must be made before the event day.
 - No print at home tickets or Will-Call will be accepted.
 - Please download the Ticket Service App on your smartphone for quick and easy access to your tickets, as well as quick contactless entry.
- Absolutely no WALK-UP sales of individuals attempting to enter the venue on foot or outside of a car will be permitted.

Parking Lot Information

- There will be a total of 3 entrance gates at the facility.
 1. General Admission
 2. Uber/Lyft Drop Off / Pick up Gate
 3. VIP Gate.
 - Gates are available based on the ticket type and vehicles must have the VIP pass to utilize the VIP gate.
- Traffic is controlled by local law enforcement and the venue parking lot attendants. If there are any major traffic issues that will impact the start of the event, we will post this information on our social media pages.
- No parking available for oversized vehicles (i.e. large vans, buses, motorhomes, etc).
- All patrons are subject to a mandatory trunk check
- Motorcycles can park in our designated location. There is no additional fee for motorcycle parking.
- There is no overnight parking permitted at the venue. Any unauthorized vehicles on site prior to an event or after an event will be towed at the owner's expense.

- General Admission and Ride Share traffic shall enter at the designated entrance to the north lot. (the northern most entrance shall be barricaded during events) If you are arriving in a Ride Share (Uber/Lyft), you shall be directed via parking attendants and signage to enter the right lane (lanes will be separated by traffic cones) which leads to the drop off/pick up area and exit. General Admission traffic shall be directed (by parking attendants) to the left lane and then to each aisle so the lot is filled in an orderly fashion from South to North.
- VIP Lot – Vehicles entering the VIP lot shall be directed by parking attendants to each aisle so the lot is filled in an orderly fashion from South to North.

#2 - Event start and stop times to include when the lot opens, provisions surrounding tailgating, time variations for rain delay and cancellation plans, and plans to employ police/ professional security for both traffic and/or crowd control

Day of Event Information

- Parking lots will open 4 hours before event start time and will close 2 hours after event end time.
- For example, with a 630 pm event start time and a 930 pm stop time. Parking lots will open 2:30 PM and will be closed at 11:30 PM
- Tailgating is permitted in the parking lot areas. One parking space per vehicle is permitted. Saving parking spaces is not permitted. No fire pits or open flames, glass bottles, portable generators or deep fryers. Drive aisles and fire lanes must be clear at all time. All guests on property must possess an event ticket.

Event Cancellation and Refund Policy

- Each Show is held RAIN OR SHINE.
- Sometimes events may not go as planned and can be cancelled or postponed. If for any reason your upcoming event has been cancelled, fans will be notified via our social media pages or fans will receive an email quickly after the cancellation has been confirmed from the ticketing app detailing the updates based the terms and conditions.
- If the event you were planning on attending has been postponed, we will send you an email detailing the date that the event has been moved to and your original tickets will still be valid for entry.

- **Re-Entry**

Re-Entry is not permitted at our venue. Please ensure that everything you will need for the event is brought in with you. If you do leave at any point in the evening; you will not be allowed back in without a new ticket.

- **Scalping Tickets**

Scalping or reselling tickets is strictly prohibited on the property of the venue. Any guest caught selling tickets on property will be turned over to local law enforcement.

Plan for Security and Traffic Control

- Guests are expected to behave respectfully and in accordance with venue policy, state and local laws. Any guest that is acting in a manner that venue management deems unsafe can be subject to eviction. If a guest violates a state or local law, he or she will be subject to any tickets or punishment deemed necessary by local law enforcement.

No Offseason will take all measures necessary to ensure the event is safe and secure by taking these steps:

- Hiring a licensed and insured private security company
- Having enough private security officers at the event
- Having a certain number of police officers at the event
- Create a detailed security plan based on the requirements provided by our local government regulations

Event security officers duties will include:

- Manning entrance and exit points at the venue
- Crowd control
- Diffusing a volatile situation, such as breaking up a fight
- Patrolling
- Responding to reports of drug use, violence, or other problems
- Watching surveillance cameras
- Identifying and removing trespassers (people without tickets)
- Apprehending criminals
- Guarding the stage and performers
- Performing CPR or first aid in a medical emergency
- Directing people on what to do and where to go in an emergency
- Helping any people who need assistance

- **Police Assistance**

Local law enforcement are on site for every event and are responsible for directing all traffic into the venue. On duty law enforcement officers are the only individuals able to carry a weapon on our property. We do not allow conceal and carry weapons to be brought onto our property nor we will secure them.

- **Security**

Venue security and law enforcement are located throughout the facility to ensure a safe and secure environment. All security personnel are wearing white shirts and can assist with any questions or concerns. Please do not hesitate to contact our on-site staff if any assistance is needed.

- **Security Procedures**

When coming through the gates, please plan on security using metal detectors and/or a physical pat down for our search procedures. All bags are subject to inspection. If you have a medical reason for not wanting to be searched via metal detectors, please visit our First Aid station and they will give you an alternative to our metal detectors.

- **Medical Assistance**

First Aid is located at the Gate entrance. We have trained medical personnel that are able to assist with any issue you encounter. A dedicated space for ambulance parking is located near the event stage at the northeasterly corner of the VIP lot.

If someone has medication that is required to be stored in a refrigerator, they will be directed to a guest service booth and our medical staff will assist them. If someone has a condition that requires them to use a needle for medication while in attendance, they will be instructed to do so in our medical office so the syringe can be properly disposed of.

- **Emergencies**

In the event of an emergency while on site, our venue has trained paramedics to assist with any medical issues. First aid is located at the Gate, but any staff member with a radio can dispatch First Aid to the location needed. Local law enforcement officers are also on site for every event and can assist if needed or requested. Venue management works closely with all appropriate emergency agencies and services to ensure that we are up to date on any dangerous weather or potential crowd related issues. In the event of a weather emergency, we will communicate with guests that are inside of the facility as well as guests on their way to the venue. Please follow our Facebook page for the latest developments on event days

#6 - Restroom Facilities – Calculations of required number of units and how the drop off and pick up of the portable restrooms will be facilitated

We would plan to reach out to local companies to provide a customized plan that meets the requirements for the recommended amount of portable restrooms and hand wash stations. Including requirements meeting the Americans with Disabilities Act.

Portable restrooms and hand washing stations will be scheduled to
drop off 1-2 days prior to the event
pick up 1-2 days after the event

In addition to the portable restrooms we will provide access to indoor restroom facilities at the complex

For example, from United Rentals the following information is provided:

Portable Restroom Rentals for Outdoor Festivals and Concerts

United Rental portable restroom calculator states with 6,000 attendees for a 10 hour event. The Complex would need 41 units.

Clean, fresh, and fully stocked for your event

While you're providing access to the most popular concerts and festivals, make sure your guests, volunteers and workers have ample access to portable toilets. With a variety of options ranging from standard porta potty units to hand wash stations or restroom trailers, you can trust United Rentals to choose the right sanitary solutions for your event. Choose from our standard porta potty units, ADA-approved accessible portable toilets, and more to meet all your attendees' needs.

How Many Porta Potties Do I Need?

Maximum in Attendance

6000



Number of Hours

10



You need 41 units

[Request a Quote](#)

#11 Plans for back-up Generators for lighting and stage

We will rent back generators from United Rentals for each event

#12 Severe Weather Evacuation and/or Sheltering scenario plan

Being an outdoor venue In a severe weather situation the best available and safest spot for attendees would be their vehicles. Our safety plan would be to monitor the National Weather Service warnings and if we determine Evacuation is needed. We would use our best judgement so that everyone has time to reach their vehicles to avoid being caught in a dangerous situation. Security and parking lot attendants will all have areas or stations to help keep people moving in a quick and safe manner back to their vehicles.