

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES  
AUGUST 26, 2021 (Live and Via Zoom)**

The Meeting was called to order with the following members in attendance:  
John Butala, Patrick Stark, Alan Banks, Robert Bechtold, and Suzanne Garlena.

Absent Members: Mark Schmidt, Kathy Rojik.

Other Attendees: William Payne (Code Enforcement Officer)  
Sandi Nelko (Shoup Engineering)  
Dorothy Moyta (Zoning & Planning Administrator)

Applicant Presenters:  
Eddy Eckenrode, Eckenrode Plan of Lots, Marybeth Jeffries, Seafoam Properties  
Charlie Vrabel, Brickyard Holdings LLC.

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**Outline and Order of Meeting**

1. Approval of July Minutes
2. Eckenrode Plan of Lots – Preliminary Subdivision
3. Seafoam Properties - Land Development – Proposed Building Addition (314 Oak Rd.)
4. Brickyard Holdings LLC– Conditional Use– Concert Stage Venue (940 Little Deer Creek Valley Rd.)
5. Public Discussion

**Approval of Meeting Minutes**

The July Minutes were unanimously approved.

**Eckenrode Plan of Lots – Preliminary Subdivision**

Mr. Eckenrode presented the Eckenrode Plan of Lots. He was the owner of the old Elmendorf lots and had originally wanted to subdivide into 3 equal lots. A preliminary subdivision application, a subdivision plan, Scott Shoup’s letter dated August 9, 2021, and Hampton Technical Associates answer letter to Scott Shoup dated August 17, 2021 were presented. Comments were as follows:

1. Mr. Payne asked what was the reason for the easement. Mr. Eckenrode said that the easement was for access into and out of the garage. Mr. Payne verified that he had visited the site and that area was tight and that the easement is needed.
2. Mr. Payne asked if Mr. Eckenrode owned all the parcels. Mr. Eckenrode said yes.

3. Mr. Payne said that the variance for Residential use here had been granted previously as it is currently zoned I Industrial.
4. Mr. Payne stated that the variance conditions are printed on the subdivision plan.

A motion was made by Mr. Bechtold and seconded by Mr. Stark to approve the Eckenrode Plan of Lots. The motion was unanimously approved.

### **Seafoam Properties – Land Development – Proposed Building Addition (314 Oak Rd.)**

Ms. Jeffries presented the building addition for Northeast Attachment; the building is for storage of construction equipment that the company sells. Ms. Jeffries is a partner and owner. A land development application, plans, elevations, and a letter from Seafoam Properties in response to a request for information were presented. Comments were as follows:

1. Mr. Butala asked about the access to the addition. Ms. Jeffries said that access to the addition will be through the existing drive.
2. Mr. Butala asked about the loading dock and Ms. Jeffries said that it is in the same location. The entrance off of Mueller Street is large and there is an existing drive that goes to the right for an existing gravel parking pad and equipment yard
3. Mr. Payne said that the driveway for the loading dock comes off the left side of the entrance and building.
4. Ms. Jeffries said the materials on the addition will match the existing building. To address the topography, the back of the building is engineered and designed as a retaining wall; half of the building is going to be built into the hillside. The rear concrete or block wall will be approximately 6' high and was designed for the unbalanced fill behind it.
5. Mr. Bechtold asked whether they anticipated using the addition as a retail showroom. Ms. Jeffries said that there will be no retail shopping and is needed for unconditioned storage.
6. Mr. Payne clarified that there type of business is not type where customers come in to pick out colors or different accessories. Customers usually tell them what kind of equipment they have and ask for a specific attachment for it.
7. Mr. Payne asked whether they had looked at the other side of the building for the addition. Ms. Jeffries said that that yes, but West Penn Power has a transmission line that currently goes over the building and there is a right of way that is associated with it. Although the current building is under it they will not allow any additional construction underneath their lines or on the associated ROW.
8. Mr. Payne asked whether any future additions were anticipated or if this would build out the property to their needs. Ms. Jeffries said no that this one accommodate any future

needs. There will not be any possible expansion after it as the West Penn Power ROW does not allow for easy expansion on the other side of the building.

9. Ms. Nelko of Shoup engineering went over their review letter dated August 14, 2021.
10. Ms. Nelko stated that screening is required on the western side of the building. It should be 50' of screening of the type A variety, Ms. Jeffries said that they are friendly with neighbors and will install what is required. Ms. Jeffries said that planting trees on the slope will be difficult.
11. Mr. Banks and Mr. Bechtold discussed the slope and the screening.
12. It was decided that Mr. Payne and Mr. Banks will visit the site and discuss what is necessary.

A motion was made by Mr. Stark and seconded by Mr. Bechtold Stark to approve the Seafoam Properties – 314 Oak Rd. - Building Addition with the following condition:

1. Approval pending site visit by Mr. Payne and Mr. Banks to recommend appropriate screening with consideration of current conditions and subsequent agreement by Seafoam Properties to install landscape screening as recommended.

**Brickyard Holdings LLC – Conditional Use – Concert Stage Venue (940 Little Deer Creek Valley Rd.)**

Mr. Vrabel presented the Concert Stage venue at No Off Season Russellton Sports complex. He talked through his plans of creating a music venue at the southern parcel of his property at 942 Little Deer Creek Valley Rd. A land development application, proposed site plan, Scott Shoup's letter dated August 24, 2021, and an Entertainment Events booklet dated August 12, 2021 were presented. Mr. Vrabel said that the venue would hold about 1200 car spots/tickets but these tickets would be sold by the carload so the actual number of attendees would be closer to 6000 people. Attorneys are currently looking at the paperwork. A 16' high hemlock fence, a professionally designed concert stage with green rooms and additional restroom option were discussed. When a music event is being held, other sports venues will not be in operation. The opening/ start date for the concert venue is August 2022. Comments and discussion were as follows:

1. There was a general discussion as to how close existing residents and businesses were to this proposed concert venue. It was thought that at least 2 residences and a business were across the street.
2. Mr. Stark felt that both a professional lighting and acoustic group were needed to evaluate the overall impact of the venue for light spread and sound, similar to the gas well studies that had been done.
3. Mr. Banks had concerns over the traffic impact that was also mentioned in Scott Shoup's letter.

4. Mr. Bechtold was concerned about the amount of restroom facilities required and how the drop off and pick-up of the portable restrooms would be facilitated
5. Mr. Bechtold was concerned as to the plans to funnel and contain sound in the area
6. Mr. Butala was interested in how many new lighting standards were needed and whether there was enough electrical capacity presently on site to supply all electrical lighting and sound requirements. Mr. Vrabel said that they will adjust the lights but don't need to add new fixtures. The already approved lighting plan will actually be lessened as far as the lumen output with the revised site plan. Currently the light plans shows 2 multipurpose fields with field lighting, the newly revised light plan will have one field in the rear and the front area will now have parking lot lighting which has a shorter lamp post and low lumen rated lamps. The parking lot lighting will be the area closest to Little Deer Creek Valley Road.
7. Ms. Nelko asked about how the new gravel lot would be marked. Mr. Vrabel said that they use 1A modified gravel which is smaller and will paint lines on the parking lot. They have found that the lines last longer with this method than with typical 2B gravel.

Mr. Payne felt that in order to facilitate the Conditional use application, several items were needed and they include:

1. Narrative on proposed parking and ticket sales.
2. Narrative on event start and stop times to include when the lot opens, months of the year when events will be held, 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.
3. Narrative and professional study on lighting to include lumens needed and provided.
4. Narrative and professional study on acoustical sound control to include the stage, topography, airport hill, hemlock fence, decibels produced and distance carried, and remediation solutions.
5. Narrative and professional study on traffic control. Plans to address possible uber drop off locations and path of travel, traffic flow through the parking lot, expected que lines off Little Deer Creek Valley Road in both directions.
6. Narrative and study on restroom facilities which shall include amount of restroom facilities required per event and how the drop off and pick-up of the portable restrooms would be facilitated.
7. Landscaping plan with details to include screening and fence detail.
8. Updated conceptual plan of the No Off seasons site to include restaurants, new bubble, soccer fields, updated parking, and all updated capacity for cars and occupancy for people particularly for the concert venue field.

9. Updated liquor license status and narrative for plans to provide concession and liquor sales.
10. Confirmation that the existing stormwater pond is adequate to contain all facilities stormwater.
11. Plans for back-up generators for lighting and stage.
12. Severe weather evacuation and/or sheltering scenario plan.

**Workshop discussion:**

There was no Workshop discussion.

The September meeting will be on September 23, 2021. It will be conducted both in person and via Zoom. The meeting link will be posted on the web site.