

WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
September 22, 2022

The Meeting was called to order with the following members in attendance:
Patrick Stark, Robert Bechtold, Rich Hollibaugh, and Mark Schmidt.

Absent Members: Alan Banks, Kathy Rojik, Suzanne Garlena,

Other Attendees:

Dorothy Moyta (Zoning & Planning)
Scott Shoup (Shoup Engineering)
Dana Wangler, Owner, Steel City Supply
Carmen DiDiano, MDM Surveyors and Engineers, LLC
Randy Giacobbi, MDM Surveyors and Engineers, LLC

Outline and Order of Meeting

1. Approval of Minutes of August 25, 2022 Meeting Minutes
2. **Steel City Supply – Land Development - 2150 Saxonburg Blvd.**
3. Comments/Questions from Public
4. Comments/Discussion by Planning Commission Members/Staff
5. Adjournment

Approval of Meeting Minutes

The June 2022 Planning Commission Meeting Minutes were approved with a correction noted on page 6.

Steel City Supply – Land Development – 2150 Saxonburg Blvd.

Mr. Shoup reviewed his comments letter with 7 items dated September 19, 2022. Mr. Wangler, the owner, spoke about his company and the 3 year search for a parcel for his retail outlet. He has 3 commerce companies and he has been running this as a home business in the past years and now wants to have a bricks and mortar location. Functions of the proposed space will include warehouse, office, and light printing. His hours will be from 8:00 AM to 4:00 PM and he will have 1 delivery truck a day. A brick building is being considered. PennDOT is in their Cycle 3 review. NPDES permit is being submitted next week. A sewage module will be submitted as soon as possible. Comments were as follows:

1. Mr. Schmidt asked if the plan met the ordinance requirements in reference to #4, screening and landscaping. Mr. Schmidt was concerned about the headlights in regard to the high and low buffer. *Mr. DiDiano said that it would be easier to look at the larger plans and a discussion ensued regarding various types of plants and screening. There*

was an entrance to the lot from Dan Smullen's property but that was denied so there isn't as much screening on that side.

2. Mr. Stark asked if there could be another plant proposed in lieu of the Arbor vitae; deer seem to like the Arbor vitae too much.
3. Mr. Bechtold suggested that light blue green spruce be mixed in with the arbor vitae.
4. Mr. DiDiano said that they are often at the mercy of what is available at the time from the landscape outlets.
5. Ms. Schmidt asked if they could explain the stormwater.
6. Mr. Hollibaugh says that whenever there was a hard rain, he remembers that area flooding, *Mr. DiDiano said that they raised the floor of the building, put in a collection system, and a toe drain. The area in the front of the building also holds a bioretention pond,*
7. Mr. Bechtold pointed out that the building is 5' above Saxonburg Rd.
8. Mr. Schmidt pointed out that the floodplain is in Dan Smullen's backyard
9. Mr. DiDiano pointed out the parcels over 1 acre require an NPDES permit which is in effect during and after construction. It expires after 5 years. The Owner has required to maintain the system . It's recorded at the County.
10. Mr. Hollibaugh asked if the pond required fencing. Mr. DiDiano said that a detention pond does not require fencing.
11. Mr. Bechtold wanted a 2 to 1 slope at the detention pond but Mr. DiDiano said that it needs to be 3 to 1 so that it can be mowed.

A motion was made by Mr. Hollibaugh and seconded by Mr. Bechtold to approve the Steel City Supply Land Development Plan with the following conditions. All were in favor and the motion carried. Conditions are as follows:

1. Fulfillment of any outstanding issues in Scott Shoup's engineering letter dated September 19, 2022.
2. Furnish additional plantings along the southern buffer to fill the gap near the neighbor's house. Plantings should consist of a tall planting and several low shrubs to create both high level and low level screen.

Comments/ Questions from the Public

There were no comments from the public.

The October Planning Commission meeting will be on October 27, 2022, if required. The meeting time and agenda will be posted on the web site.