

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES**  
**February 23, 2023**

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

Absent Members: None.

Other Attendees:

Dorothy Moyta, West Deer Township Zoning & Planning Dept.  
Scott Shoup, Shoup Engineering  
Jerry Nist, Hampton Technical Associates, (Brickyard Park Holdings)  
Charlie Vrabel, Brickyard Park Holdings, Owner  
Robert Goetz, P.E. Trans Associates, (Brickyard Park Holdings)  
Ed Srmo, Edward Simon & Company, Acoustic/ Sound Consultant  
Tara Rice, Esquire, Deer Creek Drainage Authority, Hampshire Estates

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**Outline and Order of Meeting**

1. Approval of January Minutes
2. Brickyard Park Holdings - Concert Stage Venue: Conditional Use
3. 57 Hampshire Lane – Lot Line Revision
4. Zoning Ordinance Revisions/ Updates
5. Zoning Map Revisions/ Updates
6. Comments/Questions from Public
7. Adjournment

**Approval of Meeting Minutes**

Mr. Hollibaugh wanted to add emphasis to three points to the January Planning Commission Meeting minutes. These included:

1. The walking trail needs to be developed to connect areas together.
2. The cross traffic of police employees through municipal employee parking and public parking is still a concern.
3. Grants need to be gotten in a timely manner.

A motion was made to approve the January 2023. Planning Commission Meeting Minutes. All were in favor and the motion carried.

## **Brickyard Park Holdings – Concert Stage Venue – Conditional Use**

Mr. Shoup went over his Comments letter dated 2.22.2023. Mr. Nist went over some of his written responses. Comments were as follows:

1. Mr. Bechtold noted that it appears that Items #1-6 have been taken care of but items #7-10 still need to be taken care of.

Mr. Srmo went over noise concerns. Comments were as follows:

1. Mr. Srmo talked about the sound concerns with the proposed Concert Venue. He said that originally 120 dB was the proposed sound decibels for the Concerts. That was dropped to a proposed level of 105 dB as there are no heavy metal bands proposed. With directional loud speakers the sound can be directed to the audience, therefore the sound levels at the property line would be reduced to 65 dB which is allowed by the Township ordinance. The addition of the fir trees could reduce the sound further to 35 dB at the property line. In addition, the sound from the concerts would be low frequency which is less annoying to people.
2. Ms. Rojik asked what was the sound level of a train. Mr. Srmo said about 120 dB. at the sides of the train.
3. Mr. Srmo asked how many houses were nearby and whether they were air-conditioned. He said that he will be handling sound at the Concerts from start to finish.
4. Discussions ensued regarding how angles of outgoing projection affect the level of sound quality. Most of the concert acts will use Mr. Vrabel's speaker system.
5. Mr. Srmo believes that the levels of noise will meet the Ordinance before 10 PM, but he's not sure if the level will comply with the ordinance after 10 PM. (Mr. Srmo worked venues at a stadium in Nashville. The concert venues follow each other across the country; for example, they go from Cleveland to Pittsburgh.)

Mr. Haydo went over traffic concerns. Comments were as follows:

2. Mr. Haydo met Penn DOT officials and the Township manager regarding traffic control.
3. The traffic study calls for police traffic control at both sides of the one way tunnel I little Deer Creek valley Rd., people posted in the curves before the tunnel in Indiana Township, and at the intersection of Starr Rd. and Little Deer Creek Valley Rd.
4. Pull-offs on the opposite side of little Deer Creek Valley Rd from the venue should be avoided to cut down on pedestrian traffic.
5. The traffic study did estimates of the trips within the 35-60 drive zone. 80% of the traffic is coming from the south and 20% of the traffic is coming from the north.

6. Wooster will have a formal response to the trans traffic letter. Mr. Goetz wants them to show turning radius and demolition drawings. The letter identifies everything that is required.
7. Another uber turn around needs to be shown.
8. Mr. Hollibaugh felt that they should pave the entry drive. He feels that an EMS parking space should be designated. In the summer, the weather gets very hot and when 100 people are gathered some people could get sick and pass out.
9. Mr. Bechtold thought that there should be a small cul-de -sac near the uber entrance. Mr. Vrabel said that they had to make some quick changes in the drawings today in response to Mr. Shoup's letter but they can make all the additional changes needed for the next meeting.
10. Wooster will look at all the uber parking conditions in terms of demand. It may be possible to do the arrangement with cones.

First motion by Mr. Bechtold and second motion by Mr. Hollibaugh to Recommend Approval of the Conditional Use 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 #6-10 in Mr. Shoup's comments letter dated 2.22.2023.
3. Include in narrative for concert venue that end time for Concerts will be 10:00 PM, with all attendees exiting parking by 11:00 PM.
4. Add the EMS space to the Site Plan.
5. Review any concerns with the Township after the first year of operation.

Voting was unanimous with the exception of Mr. Schmidt abstaining from voting.

Voting for to Advertise Brickyard Holdings – Concert Venue for Public Hearing in April 2023 will occur at the March 2023 Supervisor's meeting.

Land Development for Brickyard Holdings – Concert Venue will occur at the March 2023 Planning Commission meeting. Preliminary comments included:

1. Mr. Bechtold wanted to see clear direction on traffic entering and exiting from Little Deer Creek Valley Rd. to include clear directions for Uber drop-offs. It was said that Wooster is still working out the details in this area.
2. Mr. Hollibaugh would like to see an area for additional capacity for Uber if the one area gets inundated.
3. Mr. Stark would like to know when concerts will occur: times of year/ days of week. Mr. Vrabel said that the concerts will occur in the summer on Friday or Saturday night. The parking lots will allow entry at 2:30 Pm and exiting will occur by 11:30 PM. Tailgating will only be allowed pre-show. The promoter will oversee this. Mr. Vrabel

foresees people coming into the Township early to eat at local restaurants and then going to the concerts. No sporting events or activities will be scheduled on concert days.

### **57 Hampshire Lane – Lot Line Revision**

Ms. Rice presented the Plans for the lot Line Revision at Hampshire Estates. Mr. Shoup went over a few items from his comments letter dated letter.

First motion by Mr. Hollibaugh and second motion by Mr. Bechtold to **RECOMMEND APPROVAL**, voting was unanimous, of the Ridgewood Heights: Subdivision and Land Development with the following conditions:

1. Address and satisfy all issues in the letter from the Scott Shoup dated 1.17.2023.

### **Zoning Ordinance/ Zoning Map Revisions/ Updates**

Mr. Shoup presented an updated version of article XX: Planned Residential Development, Pages 73-86, and updated dimensional requirements PP 45-46. Mr. Shoup walked everyone through the changes.

1. Mr. Shoup asked when this Updated ordinance will be enacted. It is the understanding from the Township Solicitor that this updated Ordinance will become enacted when the Supervisors vote for the ordinance to go to Public Hearing and the County for approval.

The Zoning Ordinance/ Zoning Map Revisions/ Updates will be **Continued** to the March Planning Commission meeting.

### **Comments/ Questions from the Public**

There were no comments from the public.

### **Adjournment**

First motion by Mr. Hollibaugh and second motion by Mr. Bechtold to **ADJOURN THE MEETING**. Voting to adjourn was unanimous,

The March Planning Commission meeting will be on March 23, 2023. The meeting time and agenda will be posted on the web site.