

WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
March 23, 2023

The Meeting was called to order with the following members in attendance:

Mark Schmidt, Patrick Stark, Kathy Rojik, Robert Bechtold, Rich Hollibaugh, and Jake Oresick.

Absent Members: Alan Banks.

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

Outline and Order of Meeting

1. Approval of February Minutes
2. Brickyard Park Holdings - Concert Stage Venue: Land Development
3. Zoning Ordinance Revisions/ Updates
4. Zoning Map Revisions/ Updates
5. Comments/Questions from Public
6. Adjournment

Approval of Meeting Minutes

The April Meeting Minutes will be revisited and clarified regarding the decibels surrounding the Brickyard Park Holdings – Concert Venue.

Brickyard Park Holdings – Concert Stage Venue – Conditional Use

Mr. Nist went over the new updated plan. He just got the letter today and has updated as much as he can. They are still going over the HOP permits to submit. The hemlock wall has been revisited for sound. July and August are slow times for sports and that's when the Concert venue will be busiest. Comments were as follows:

1. Mr. Bechtold asked then if the HOP permits had not been OK'd. *Mr. Nist said that they had not been ok'd yet.*
2. Mr. Bechtold asked then if the HOP permits are required for the project. *Mr. Nist said yes.*
3. Mr. Stark asked whether Mr. Nist had seen Mr. Shoup's letter of 3,22,2023. *Mr. Nist said yes.*

4. Mr. Bechtold asked if the audience area will slope down to the stage. *Mr. Nist said that the field is crowned in the middle, the stage is elevated, and yes the house slopes down to the stage. Also, there is a 15' catwalk that will cantilever out from the field.*
5. Mr. Stark asked whether the acoustic consultant weighed in on/ advised on the fir/ evergreen wall. They only grow 6' high and don't grow very fast. *Mr. Vrabel said that they are waiting for approval to start planting.*
6. Mr. Stark asked whether the informational guide was part of the application. *Mr. Vrabel said yes.*
7. Mr. Stark asked what they use will use for traffic services. *Mr. Vrabel said that some traffic control may be local police, but others may be rental traffic services.*
8. Mr. Stark asked about motorcycles. *Mr. Vrabel said that they would pay the same for a parking space as a car: 1 ticket for ~\$400.00.*
9. Mr. Stark asked if this would be the only event going on that day. *Mr. Vrabel said yes.*
10. Mr. Bechtold said that Page 6 said that there will be no re-entry into park if somebody leaves. *Mr. Vrabel confirmed that.*

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 – Land Development with the following conditions:

1. Satisfactorily address all items in Mr. Shoup's comments letter dated 3.22.2023.
2. Secure all HOP (Highway Occupancy) Permits required.

Zoning Ordinance/ Zoning Map Revisions/ Updates

Discussion ensued regarding the Zoning Map and some of the spot zoning. In particular, Joe Rulli's property at 221 Russellton Dorseyville Rd. was discussed. Additional information/ discussion on that property will take place in the future.

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

Comments/ Questions from the Public

There were no comments from the public.

Adjournment

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

The April Planning Commission meeting will be on April 27, 2023. The meeting time and agenda will be posted on the web site.