

1. Roll Call

Commissioners Present: Jeff Mills, Rocco Magrino, Aaron Smith, David Wylie, Daniel Germain, Conrad Tselepis, Ted Kartofilis
Planning Director: Mr. Zuk
Assistant Planner: Mrs. Moldovan

2. Approval of Minutes –

The minutes were approved as submitted.

3. Reports and Correspondence

4. Plats/Site Plans filed for Review

1. Crossings 7 LDP - Site Plan Patio Homes ~ Maid Marion Lane

5. Approval of Agenda

6. Audience Comments

7. Old Business: None

8. New Business:

a. Final Plan – Trax Farms Inc. Plan No. 5 Resubdivision ~ 714 Sugar Camp Road

Robert & Patricia Trax owners of property located at 714 Sugar Camp Road are seeking Township approval of the Trax Farms, Inc. Plan No. 5 Final Plan. The Plan is a resubdivision of Lots 3 and 304 in the Trax Farms, Inc. Plans 2 & 3 recorded in 1994 and 2007.

The Plan does not create any new lots. Lot 3R gains .310 acres from Lot 304R which is owned by Trax Farms, Inc. Robert & Patricia Trax lot (3R) increases from 1.38 acres to 1.69 acres and Lot 304R decreases from 33.94 acres to 33.63 acres.

Planning Commission Recommendation:

Planning Staff recommends the Trax Farms, Inc. Plan No. 5 be approved subject to the following Condition:

1. Washington County Planning Commission review.

Aaron Smith made a motion Planning Commission recommend Council approve the Trax Farms Inc. Plan No. 5 subject to one (1) Condition. Seconded by Ted Kartofilis. Approved 7 - 0.

b. Revised Site Plan – Seraly Eye Care Parking Lot Expansion ~ 220-222 E. McMurray Road

Mark & Loretta Seraly, owners of Seraly Eye Care Associates and Seraly Dermatology located at 220 & 222 E. McMurray Road are seeking Planning Commission Revised Site Plan approval to create additional parking.

The two (2) businesses are growing and an additional employee only parking area is proposed in the rear of Seraly Eye Care Associates to free up customer parking. The parking area and access uses both properties which already operate under a cross access agreement permitting shared access and parking between the two (2) offices.

The parking area creates nine (9) angled spaces with a one-way circulation pattern through the lot. Run-off from the new 5,500 S/F parking area will be managed by two (2) subsurface tanks. Two (2) inlets will collect run-off from the parking area and convey run-off to the tanks which discharge directly to the stream traversing through the property.

Planning Commission Recommendation:

Planning Staff recommends the Revised Site Plan for Seraly Eye Care Associates be approved subject to the following Conditions:

1. The Township engineer approve the storm water management report and the owners execute a Storm Water Maintenance Agreement with the Township.
2. The Site Plan include directional signage (enter - do not enter) and pavement markings to direct vehicular traffic safely around and through the new parking area.
3. The three (3) parking spaces at the end of the new parking exit aisle be reviewed for possible angle spaces.
4. Confirm with DEP a GP-4 Permit is not required.

David Wylie made a motion Planning Commission approve the Revised Site Plan for Seraly Eye Care Associates Parking Lot Expansion subject to compliance with four (4) Conditions. Seconded by Rocco Magrino. Approved 7 - 0.

9. Planning Portion

• **Miscellaneous Issues brought up by Commission or Staff**

A joint Council/ Planning Commission Zoning update Workshop will be held Tuesday November 1, 2016 at 7:30 p.m. in Council Chambers.

Planning Director Ed Zuk encouraged all members of Planning Commission attend the workshop.