

Richland Township Planning Commission
Minutes
February 21, 2017

The meeting was called to order at 7:05pm by Gwen Simek.

Roll Call was taken. Planning Commission members present: Ed Whitham, Gwen Simek, and Michelle Loux.

Township Staff Present: Rich Brittingham, Asst. Twp. Mgr./Zoning Officer; Linc Treadwell, Township Solicitor; Mike Beuke, Boucher & James; Damon Drummond, Gilmore & Associates; and Mike Schwartz, Gilmore & Associates. Paul Stepanoff, Twp. Manager was absent.

Approval of January 17, 2017 Minutes

Motion: Ed Whitham made a motion to approve the January 17, 2017 minutes. Michelle Loux seconded the motion. All in favor, motion carried.

1. Manor Signs 2, LLC -Conditional Use

The site, Tax Map Parcel No. 36-005-011, consists of approximately 16.1 acres, is located at 1030 North West End Boulevard, and is within the PC, Planned Commercial and the AC, Arterial Corridor Overlay Zoning Districts. The existing site, which was the former Wonderland Castle and Montana West location, includes an existing building with associated parking areas, wooded area, and a pond. The site is currently served with on-lot water and sewer. The applicant proposes to construct and operate a monopole, double-faced, 10'x30' Electronic Graphic Display Digital Billboard, which is permitted by Conditional Use Approval in the PC District. The billboard is proposed to be located in the northern portion of the site, along North West End Boulevard. The Conditional Use Hearing with the Richland Township Board of Supervisors will be scheduled for March 13, 2017. The applicant stated that they will comply with the review letters from Boucher & James and Gilmore Associates.

Motion: Michelle Loux made a motion to recommend Conditional Use approval with compliance to the Boucher & James, Inc. Conditional Use review dated 2/14/2017, compliance to the Gilmore & Associates, Inc. Conditional Use review dated 1/13/2017, compliance with all Zoning and Subdivision and Land Development Ordinance requirements and compliance with the regulations of all municipal and governmental agencies having jurisdiction. Ed Whitham seconded the motion. All in favor, motion carried.

2. Vera Cruz Pre-Owned Quakertown, LLC / Star Buick GMC -Conditional Use

The site, Tax Map Parcel No. 36-005-016, consists of approximately 4.5 acres, is located at 465 North West End Boulevard, and is within the PC, Planned Commercial and the AC, Arterial Corridor Overlay Zoning Districts. The existing site, which was formerly the location of Woodlawn Fence Company, includes two buildings, several sheds, driveways, and parking facilities. The site is currently served with on-lot sewer and public water. The applicant proposes to remove the existing buildings and store automobiles on the property, utilizing Use E18, Automobile Sales, which is permitted by Conditional Use Approval in the PC District. The Conditional Use Hearing with the Richland Township Board of Supervisors will be scheduled for March 13, 2017.

Motion: Ed Whitham made a motion to recommend Conditional Use approval with compliance to the Boucher & James, Inc. Conditional Use review dated 2/14/2017, compliance to the Gilmore & Associates, Inc. Conditional Use review dated 2/14/2017, compliance with all Zoning and Subdivision and Land Development Ordinance requirements and compliance with the regulations of all municipal and governmental agencies having jurisdiction. Michelle Loux seconded the motion. All in favor, motion carried.

New/Old Business

1. LVHN

The applicant presented a review of the setback and a hypothetical overview of what the perimeters would be for 2 story buildings. The hub will be the in-patient care facility and is predicted to be a 5 story building. They will be attending the March 21, 2017 Planning Commission Meeting to seek recommendation to the Board of Supervisors for adoption of Ordinance 277 regarding C17 Health Care Campus.

Adjournment

Motion: Ed Whitham made a motion to adjourn the Planning Commission meeting at 7:50pm. Michelle Loux seconded the motion. All in favor, motion carried.

Respectfully Submitted,

Tracey Virnelson
Recording Secretary

The Next Planning Commission meeting will be Tuesday, March 21, 2017 at 7:00pm