

**MINUTES – PLANNING COMMISSION MEETING
JANUARY 5, 2016 TOWN HALL**

CALL TO ORDER

Chairman Meinert called the meeting to order at 7:30 pm with the following in attendance: Messrs.: Childress, Gaertner, MacIntyre, Moreth, Schnupp and Wehrspann. Councilman McKim, Land Use Administrator Betty and Mrs. Lopus, Administrative Assistant, were also present.

ELECTION OF OFFICERS

Dr. Childress made a motion to nominate Mr. Meinert, Chairman, Mr. Schnupp, Vice Chairman and Mr. MacIntyre, Secretary of the Planning Commission for 2016. Mr. Gaertner seconded the motion and it was unanimously approved.

**C-2 (NEIGHBORHOOD SHOPPING)
RESTAURANT DISCUSSION**

This is a review of the proposed C-2 Ordinance amending Part Thirteen of the Codified Ordinances of the Town of McCandless, entitled “Planning and Zoning Code” by amending the Zoning Code to permit a restaurant use in the Town’s C-2 Neighborhood Shopping District under certain standards and criteria.

Land Use Administrator Betty reported that we have reviewed this proposed ordinance at the Planning Commission and it went to the Town Council Zoning Committee and had some suggested changes from both. The key change was to eliminate the drive-through in restaurants. It was mandatory, since there were substantial changes, to start the process all over again. The C-2 areas in the town were pointed out, which are Duncan Manor Shopping Center, downtown Ingomar and the area behind Wexford Plaza, which is a parking lot; there is also a small piece across from Beatty Tech.

Mr. Matt Marshall of Dillon McCandless King Coulter & Graham, LLP was at this meeting to represent the applicant who is Viola Food Stores who own the Duncan Manor Plaza. Mr. Marshall said that the site is 7.78 acres and contains many uses that include a restaurant called the Blue North, a Rite-Aid, the PennDOT license center and others. The client asked for this ordinance to address the non-conforming use and to add a second restaurant in this space. It is understood this ordinance will not permit drive-through restaurants, also a parking study must be done by a professional traffic engineer and a minimum of a five (5) acre lot to be considered. Mr. Marshall said right now the restaurant is a non-conforming use and is a legal non-conforming use, they would like to make it a conforming use. Mr. Marshall explained that the plaza dynamic has changed and that restaurants are in demand. Mr. Marshall said we do not know what the restaurant will be at this time but will be complementary to the current restaurant.

Mr. Betty reported that each restaurant has to comply with all zoning regulations. The key is the parking requirements and each restaurant will have to do their own parking study.

It was discussed that clarification was needed for multiple restaurants on one five (5) acre lot provided the restaurants comply with zoning standards. Off-site parking was discussed.

Motion was made by Mr. Schnupp to recommend this C-2 Ordinance provided the Planning Commission suggested amendments are implemented. Motion was seconded by Dr. Childress and by a vote of seven (7) in favor and zero (0) opposed it was unanimously approved.

SKETCH PLAN – SSB BANK 8700 PERRY HIGHWAY

This is a sketch plan review for SSB Bank located at 8700 Perry Highway. A sketch plan is not binding and time restraints have not started. They are just seeking input tonight and telling what they are planning on doing with the site. They are enhancing the buffer but cannot meet the width and they are seeking rear and side bufferyard variances. Land Use Administrator Betty introduced Mr. Brett Ligo and Mr. George Haberman representing SSB Bank. The bank wants to locate in the Affolder Insurance building on Perry Highway. The insurance group will move to the back of the building. This is an existing non-conforming site. The site did not have buffers and will need two variances. The bank will also be putting on an addition and that is why they need to meet the current building requirements.

Mr. Haberman showed the site plan and said that there are two (2) accesses to the property from Route 19 and access from Casa Grande and Prescott. We are proposing to close off one of the access points from Route 19 and the access from Casa Grande. The building and proposed addition are both within the setback requirements. A parking analysis was done. SSB Bank will provide 27 parking spaces and based on analysis 24 are required. A privacy fence is required to be placed on top of the retaining wall. Mr. Haberman pointed out the location of the bufferyards that need the variance.

Mr. Ligo passed building elevations showing what the building will look like with the addition. There are entrances to the building on three sides. There is an existing basement and there will be a basement in the addition. A building rendering was presented showing a brick veneer with a metal roof and hardy board siding along the perimeter. The boardroom will be on the second floor.

Mr. Haberman stated that directional signs to help traffic flow would be installed. There will be secure doors and all doors will have card access. Regarding the buffer there will be a lot more planting than required, just not as deep as required.

Parking, traffic patterns and the entrance at Casa Grande were discussed. An interior road to connect the parking lots was discussed. Regarding exterior lighting, photometrics will need to be submitted. This will not be a sprinklered building. Handicap access was discussed. The underground stormwater storage plan was explained.

MINUTES APPROVAL

Motion was made by Mr. Schnupp and seconded by Dr. Childress to approve the minutes of the November 4, 2015 Planning Commission meeting. By a vote of three (3) in favor and three (3) abstaining the minutes approved.

ADJOURNMENT

There being no further business the meeting adjourned at 9:11 pm.

Respectfully submitted,



Edward G. Meinert
Chairman, Planning Commission

EGM/ml