

**MINUTES – PLANNING COMMISSION MEETING  
FEBRUARY 2, 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, Moreth, Schnupp and Wehrspann. Councilman McKim, Land Use Administrator Betty and Mrs. Lopus, Administrative Assistant, were also present.

**TOWN CENTER OFFICE BUILDING  
900 PROVIDENCE BOULEVARD**

This is a preliminary and final approval of a site plan application for the McCandless Town Center Office Building. The property is located at 900 Providence Boulevard.

Land Use Administrator Betty introduced Mark Michelini, Engineer (Site Design), Kevin Turkall, Architect (Building Design), Kevin Dougherty, Developer, Mark McDonald, Bob McGurk, JR Willard, Sam Rosenburg and Joe Bellissimo, who are all here tonight for this plan.

Mr. Betty identified the proposed location of the office building on Providence Boulevard. There will be 55,444 square feet in this building. There will be one hundred eighty-five (185) required parking spaces with eight (8) being ADA compliant. We have treated this site as office for parking and traffic counts. This is a four-story building with the bottom floor being 20,000 square feet. The top three floors will be about 11,000 square feet each. Parking is on two levels. There is a large retaining wall that does require a modification from Town Council. Mr. Betty said we have granted modifications for the walls throughout the McCandless Crossing plan because of the topography. Mr. Betty remarked that the plan is showing a chain link type fence. Mr. Betty said typically we do not want chain link. We would like a decorative fence. Buffer zones are being planted along the exterior of the property. Mr. Betty pointed to the buffer in the wetland area. The current plant count exceeds the requirement. This landscaping is part of a master landscape plan. There is interior planting within the parking zone. There will be twenty-seven (27) foot pole mounted lights that are downcast. The Fire Marshal has reviewed the plan and wants an auto turn shown. Mr. Michelini said they tested the turn radius with a bus and everything works except one small area that clips the landscaped island. Mr. Betty said the fire hydrants will be coordinated when the building design is completed. The two dumpster locations are shown and will be of the same material as the wall. Sidewalks already exist with one piece that must be installed. Traffic counts were done and there are 199 trips. The driveway intersections were acceptable to the Town traffic engineer. Mr. McGurk said there is already a chain link fence and a ten (10) foot wall behind the Dick's. There is a 2:1 slope in this area. Mr. McGurk said there is a switch gear and electrical transformer that sits at the corner and landscaping may be a good option to cover these.

It was asked what drains to the wetland. Mr. Michelini said that nothing from the new office building will discharge to the wetland. The LaRoche pond controls the rate for the entire site.

Mr. Michelini said the parking counts are exclusive to the office building and is not part of the shared parking.

In the southwest part of the building the grade is a 2:1 slope and then flattens out to 4:1 slope into the wetlands. A four (4) foot fall is what is considered for employee falls and for the general public it would be less. Someone could tumble out of the parking lot to an eight (8) foot fall. At the other end of the parking lot is also the issue of the driving into the retaining wall.

The height of the building is sixty-one (61) feet. The Town requires this building to be sprinklered. Sidewalk access for pedestrians via a texture change in the pavement was discussed as an option in the upper parking lot. Stormwater was reviewed, volume control, infiltration and water quality tanks were installed.

Mr. Kevin Turkall the architect explained there is a sixteen (16) foot grade change from the front to the back of the building. There are two stair towers in this building with two-hour fire separation. There are two separate parking fields against the building. The building materials incorporate a metal panel wall system, cast stone or similar large masonry element, the building is a steel frame structure with masonry steel and glass on the exterior, glass, which is being used on all corners and punched openings, decorative metal panels and a solar screen. There will be window blind treatments for all windows.

The tenants for the building have not been determined. The lower entrance of the building was discussed and it was said it would be more pleasing if the entrance was extended which will require a grading change. There is an elevator to access the upper levels. There is no floor plan for the building because there are no signed tenants. For the downstairs tenant most of their business would be conducted on that level with access from the parking lot on that side of the building. Sign options were discussed as clearly marking the tenants will be key in this building. Two (2) monument signs were a suggestion.

It was suggested that a sample board with building materials be submitted that would include a sample of the masonry, the alucobond, also a color and material palate. A guide rail or split rail fencing was suggested for the edge of the parking lot area. It was asked if they could submit a schematic to the proposed building.

Mr. Sam Rosenberg of Inpax gave a history of the company. Inpax is a potential client for the office building. Mr. Rosenberg has been doing this type of work since 1996 and started Inpax in 2003. The business is teaching personal security. Everything from self-defense instruction, fitness instruction, defensive firearm training and critical incident training. They work with schools and corporations for armed intruder training. This facility will accommodate classrooms, a training facility, law enforcement training, a pro shop and the range facility. The upper floor will be for offices and classrooms. The parallel businesses for the consulting side covers investigations, travel security and protective services.

There will be a staff of up to twenty (20). The hours would be Monday through Friday from 7 am to 9pm; 7 to 9am would be law enforcement only. The weekend will be reduced hours.

Mr. Rosenberg explained the range set up; they are looking at a rubber berm trap system; which is a solid steel super structure and the rubber berm, which is used in the military and in law enforcement areas. Mr. Rosenberg explained the range and that this area will be on the partially subterranean lower level. Firearms and ammunition will be sold at this site. Anyone who uses this facility will go through the Pennsylvania State system for background check. Mr. Rosenberg said this location is attractive because of the infrastructure including the hotel and restaurants as they do training retreats.

Motion was made by Mr. Schnupp to table this site plan. Motion was seconded by Mr. Wehrspann and by a vote of six (6) in favor and zero (0) opposed it was unanimously tabled. Mr. MacIntyre was absent from the vote.

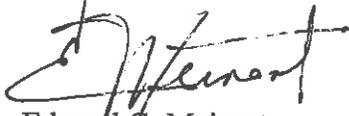
#### MINUTES APPROVAL

Motion was made by Mr. Schnupp and seconded by Mr. Moreth to approve the minutes of the January 5, 2016 Planning Commission meeting. The minutes were unanimously approved.

#### ADJOURNMENT

There being no further business the meeting adjourned at 9:23 pm.

Respectfully submitted,



Edward G. Meinert  
Chairman, Planning Commission

EGM/ml