

**MINUTES – PLANNING COMMISSION MEETING
MARCH 1, 2016 TOWN HALL**

CALL TO ORDER

Chairman Meinert called the meeting to order at 7:30 pm with the following in attendance: Messrs.: Childress, Moreth, 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 continuation of the 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 indicated several changes needed to be made to the plan. These changes were done and Mr. Betty introduced Mark Michelini, Engineer (Site Design) and Kevin Turkall, Architect (Building Design).

Mr. Michelini said the entrance was changed by eliminating two (2) parking spaces and adding a concrete sidewalk to the entrance. All the grades work. The chain link fence was changed to decorative wrought iron. A split-rail fence was added on the lower side to minimize access to the slope. Along Babcock, it was regraded to accommodate the sidewalk therefore; there was no need for a retaining wall. Mr. Betty said the trip chart needed to be upgraded.

Mr. Kevin Turkall verified the transparency elevations and talked about the layout of the building. Mr. Turkall showed glass samples of the windows, which will be either blue or silver grey tint. Mr. Turkall presented the sample colors and materials for the outside of the building. They are looking at a dry joint system for the cornice and for some of the flat areas. Mr. Trukall showed alucobond samples for the side of the building.

Mr. Betty said the Planning Commission recommends directional and identifying monument signs at both entrances. These should be shown on the plan.

Mr. Moreth said they have been having trouble with lighting shutting off at McCandless Crossing. Mr. Betty said that the developer has employees going door to door to let them know to turn the lights off at 10 pm or one hour after close.

Mr. Moreth mentioned the debris and signs on the site and in the area. Mr. Dougherty said they are working to clean it up and that they have hired a full time porter to take care of the premises. Mr. Dougherty said that at the corner of Cumberland and McKnight there is a fenced in PennDot area that attracts trash on a regular basis. Mr. Dougherty said they would like to fill it and take care of it. Mr. Betty said there are sanitary lines and the Buckeye Pipeline and PennDOT will not let it be filled. Discussion ensued about debris on the property.

Traffic patterns including confusion within the plan and left hand turns in and out from Cumberland Road. Mr. Betty said the Town is meeting with PennDOT to discuss Advent Way and what can happen at Covenant, these items are under review.

Ms. Anna Dougherty of AdVenture Development said she would be working on directional signs along Covenant and throughout the plan. Maps will be put in the tenant's shops to orient shoppers.

Motion was made by Dr. Childress to recommend approval of this plan provided the trip count be updated; lighting, signs and traffic are addressed. Motion was seconded by Mr. Wehrspann and by a vote of four (4) in favor and zero (0) opposed it was unanimously approved. Mr. Gaertner, MacIntyre and Schnupp were absent from the vote.

MINUTES APPROVAL

Motion was made by Mr. Wehrspann and seconded by Dr. Childress to approve the minutes of the February 2, 2016 Planning Commission meeting. The minutes were unanimously approved.

ADJOURNMENT

There being no further business the meeting adjourned at 8:23 pm.

Respectfully submitted,



Edward G. Meinert
Chairman, Planning Commission

EGM/ml