

The April 30, 2020 Zoom meeting of the Weisenberg Township Planning Commission was called to order by Chairperson Diane Matthews-Gehringer at 7:00 p.m. All other members were present and roll call was taken by the Chairperson: Stephen A. McGlynn, Stephen Schaffer, Michael Levitsky, Allen Cerullo, Jeff Broadhurst and Daniel Snyder and Administrator Brian Carl. Attorney Peter Lehr and Engineer Stan Wojciechowski were also present by zoom. The meeting was advertised and conducted in accordance with Act 15.

The minutes of the January 30, 2020 meeting were approved by motion made by Stephen Schaffer seconded by Jeff Broadhurst. Motion carried.

Sheetz – Final – Land Development - Plan Dated 3/3/2020 (2298 Golden Key Road)

Brent Brubaker and Dave Smith of Sheetz presented the final land development plan by zoom along with Mark Magrecki of Pennterra Engineering, Inc. Mark Magrecki gave an overview of the final plan which includes constructing a 6,800 sqft Sheetz store located at 2298 Golden Key Road which would be a 24 hour operation. PennDot is accepting the HOP permit that was acquired by the previous developer (Golden Key Travel Center) because the access points are not changing. Stan Wojciechowski reviewed his comment letter of April 30, 2020. Discussion was held regarding the truck turning templates being corrected on Commerce Circle and at the stop sign. Any openings on the road that need to be done on Commerce Circle would have to be repaired/repaved per the Township Ordinance. The lot consolidation plan was previously approved and will be submitted to the County for recording. Discussion was also held regarding the lighting plan for the facility. Brent Brubaker spoke in regards to the lighting for the safety of the trucks and passenger cars. Brent Brubaker will get in touch with Red Leonard Associates (their lighting consultants) and look at reducing the foot candle readings of the lighting.

Administrator Brian Carl stated that the Township has had issues in the past with lighting and complaints from surrounding residential homes regarding glare from lights. A note will be placed on the plan regarding the lighting and it is understood that Sheetz will comply and cooperate with the Township to address any unforeseen issues regarding glare after the installation of the lights are in working order. The applicant will be seeking a variance from the Zoning Hearing Board for signage in the next month or two. Testing will be done in the next day or two with regards to the height of the sign needed along I-78.

Jeff Broadhurst asked if there is an oil filtration system for any leaks that might occur on the property. Brent Brubaker stated that there is a trench drain system that leads into an oil/water separator with an alarm on the separator. Also there are spill kits on site. Inlet filters are installed throughout the parking lot. Jeff also reiterated the request for a friendlier lighting package.

Steve McGlynn asked about curbing. Mark Magrecki stated the site is curbed throughout. Access for trucks is strictly directed to Commerce Circle entrance and there will be signs directing them to do so.

Diane questioned truck traffic flow. Mark Magrecki stated they are addressing this issue and will have this corrected. She also questioned the driveway off of Golden Key Road. PennDot is not changing the current H.O.P. permit that was previously issued to the Golden Key Travel Center.

Steve Schaeffer asked about fencing and litter control. Brent Brubaker addressed this question and stated the responsibility falls on the operating manager of the store. They are very vigilant and have check lists that require very strict standards to have the facility looking fresh and clean at all times.

Allen Cerullo asked about spill response services. Brent Brubaker stated that they contract with local clean-up companies.

Jeff Broadhurst made a motion, seconded by Steve Schaffer to forward the plan to the Board of Supervisors recommending approval of the revised final plan conditional upon the engineer's review letter dated 4/30/2020 along with the administrator's comments and to correct the driveway off of Commerce Circle and to satisfy the Township regarding the lighting issue. Roll call was taken from all Planning Commission members, all were in favor. Motion carried.

Thomas Hails- Prel./Final – Minor Subdivision (Lot Line Adjustment) Plan Dated 2/4/2020 (2374 Seipstown Road)

Matthew Mack of Mack Engineering presented the minor subdivision via zoom which proposes the lot line adjustment at 2374 Seipstown Road. (Timothy Schadler was present via phone.) They reviewed Stan Wojciechowski comment letter dated April 27th, 2020 and are going to make all of the corrections needed. Nothing is currently planned for the lot but if that changes they will submit for a Land Development Plan. Stan Wojciechowski and Brian Carl reviewed their comment letters with the Board. Diane Matthews-Gehringer asks about the septic. Septic testing was done years ago and there was a verification of prior testing done through the Township S.E.O. Mike Levitsky asks about prior approvals of this land.

Brian stated the site was previously approved for 3 strip centers but this plan would eliminate that potential. Jeff Broadhurst questions a mound of dirt on the property. Matthew Mack stated that it was an old topsoil stock pile.

Motion made by Jeff Broadhurst, seconded by Mike Levitsky to forward the plan to the Board of Supervisors recommending conditional approval of the pre./final plan upon the engineer's review letter dated April 27th, 2020 and the administrator's comments letter. Roll call was taken from all Planning Commission members, all were in favor. Motion carried.

Super 8 Motel (Dunkin Donuts) – Land Development Plan Dated 3/12/2020 (2160 Golden Key Road)

George White of JHA Companies as well as David and Steven Vitez (Sventures, LLC) presented the land development plan via zoom which proposes a Dunkin Donuts located in front of the existing Super 8 Motel. This was previously looked at in January 2020 as a sketch plan. An HOP was previously issued from PennDot for the Arby's but this will be transferred over to Dunkin Donuts. Confirmation was received by our SEO that the existing on-lot septic system is adequate. The storm water basin was designed for all three buildings but it was built slightly smaller than it was originally supposed to be. Site testing will occur to confirm the basins is ok, if not it will be corrected. The street trees on the landscaping plan will match the species of the Sheetz landscape plan. They have reviewed Stan Wojciechowski notes and will make the adjustments to the plan. Stan Wojciechowski reviewed his comment letter of April 28th, 2020. Brian Carl reviewed his comment letter of April 30th, 2020.

Michael Levitsky made comments to the vacant building on the property. He would like to see some sort of plan as to what they are going to do with that. The signage for no truck parking at the Super 8 needs to be addressed. It is advertised on their website that it has bus and truck parking. This was never approved for this property.

Jeff Broadhurst questions signage. There will not be an elevated sign that could be seen from 78. They will only have a sign on 78 that states that a Dunkin Donuts is off this exit and one that is directional when you are at the top of the exit ramp. Dunkin Donuts will apply for a variance from the Zoning Hearing Board for the number of signs proposed. Jeff also questioned tractor trailer parking at the facility.

Stephen Schaffer commented that tractor trailer parking is happening and this is a matter of enforcement. Brian will have a conversation with Sam regarding this violation. There are going to be signs upon entering the site stating "No Tractor Trailer Parking". Also comments that lighting should not impact the Super 8 patrons. George White stated that all lighting is directed downward and should not to hinder people staying at the Super 8. The facility will be open 24 hours.

Stephen McGlynn commented that he also would like to see plans on how the vacant building will be addressed and suggested the Supervisors have a conversation with the owner regarding what they would like to see happen.

Peter Lehr advised the planning commission that if they wanted to add an objective condition as part of a recommendation to the Board of Supervisors they could do so.

George White requested a waiver for this plan to be reviewed as a Prel./Final plan. A motion to deny the waiver request and to review this plan as a Preliminary plan was made by Daniel Snyder, seconded by Michael Levitsky. Roll call was taken from all Planning Commission members; all were in agreement to deny the waiver request. Motion carried.

Michael Levitsky made a motion, seconded by Stephen McGlynn to forward the plan to the Board of Supervisors recommending conditionally approval of the preliminary plan upon the engineer's review letter dated April 28th, 2020 and the administrator's comments letter as well as some resolve of the vacant building and the tractor trailer parking. Roll call was taken from all Planning Commission members; all were in agreement to forward the plan to the Board of Supervisors. Motion carried.

Foley CAT – Sketch – Land Development – Plan Dated 3/25/2020 (10171 Old 22)

Stephanie Koenig – Attorney for Foley CAT, Ryan Foley of Foley Inc., Lee Allen, Engineer and Joseph Plunkett – Attorney for the owner of the property was in attendance by zoom to present the land development plan which proposes a Foley CAT facility located at 10171 Old Route 22. This is under an agreement of sale with Tony & Joe Pasquale owner of the property. Lee Allen explained the site plan. Stan Wojciechowski reviewed his comment letter of April 28th, 2020. Brian reviewed his comment letter dated April 30, 2020. Brian is in contact with PennDot with regards to a temporary traffic signal they are designing at the intersection of Old 22 and Golden Key Road for the construction of Rt. 78. The Township would like to see this signal be permanent in order to handle the traffic off of Old 22 onto Golden Key Road.

Michael Levitsky asked about the driveway off of Old 22. Stan answered that PennDot is in charge of permitting the driveway and they will work through their driveway permit with them. Mike also asked the percentage of rental, sales and services. Estimated percentages are 50% sales, rental 25% and services 25%. Of the machinery that they will be selling most would be skid steers and mini-excavators (100 horse power or less is about 80% of their business).

Stephen McGlynn asked the hours of operations. Monday-Friday (7am – 5pm) there are parts of the building that are 2 story and the wings off the sides are single story. They will have drawings at the next submission.

They will be before the Zoning Hearing Board for a use variance for the sale and rental of machinery on May 13th, 2020.

Stephen Schaffer and Jeff Broadhurst stated that the only concern they would have is the traffic from Old 22 onto Golden Key Road. Since this is a sketch plan no addition comments were given by the Board.

Brian Carl briefly reviewed the interim Act 537 Plan for LCA for the Klines Island system.

Stephen McGlenn expressed concern about the impact on the user of the LCA system and the rate increase they may see. He would like to see more of a cost sharing impact over all.

With no further business on the agenda at 10:02 pm., the meeting adjournment was made by Stephen Schaffer, seconded by Daniel Snyder. Motion carried.

Respectfully submitted,

Janet L. Henritzy
Recording Secretary