CALL TO ORDER

Commissioner Gray called the meeting to order at 7:00 P.M.

ROLL CALL

Commissioner West Absent
Commissioner Bevan Present
Commissioner Haigis Present
Commissioner Martino Present
Commissioner Herold Present
Commissioner Austin Present
Commissioner Gray Present

Also Present:

John Shepherd
Andrew Blenko
Solicitor Bruce Dice

PLEDGE OF ALLEGIANCE

CITIZENS’ INPUT

*there was no citizens’ input.

Work Sessions Discussion Topics

*there are no items for discussion.

Planning / Engineering Topics

1) SP-06-2015 & S-11-2015: Cleaveland Price Warehouse

New warehouse proposed near site of existing facility.

Mr. Blenko reports this is both the site plan and a subdivision for Cleaveland Price for an east warehouse on Route 993. The application is for a 37,500 square foot warehouse building which will augment and support the functions of the manufacturing plant that is existing. Mr. Blenko reports there is a large hill in between and over the past couple of years have been knocking away at the hillside to give enough room for the addition that was approved two years ago. Cleaveland Price created a pad site to build a warehouse. Mr. Cleaveland explained to Mr. Blenko that they need the room because are building equipment that is forty feet long and need a big lay out area. In order to build the warehouse, Cleaveland Price will need to consolidate the two pieces of ground into one single lot. There will be two driveways coming in from Route 993, thinking one will be an in and the other will be an out. Brush Creek sits behind the building. That site was at one time in the floodplain but with the fill that has been placed, will be about eight feet above the one hundred year flood elevation. There will be an internal loading dock so the trucks can back directly
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into the building and unload materials out of the weather. Mr. Blenko states they are proposing eight parking stalls with landscaping in front of the building and a landscaping island. Mr. Blenko states Cleaveland Price is asking for two modifications. The first being that while they recognize that PADot will require the aprons to be paved, they would like to keep the driveway gravel because when a tractor trailer comes in to back into the loading dock, the tires will not damage gravel like it would to asphalt. The second modification is there are eight parking stalls proposed which will be five feet from the building instead of ten fees, which is consistent with what they already have. Mr. Blenko states the Planning Commission has reviewed this and got word the drawings have been revised with additional information. The building will be brown, enameled metel to match the existing facility. Mr. Blenko shows an overview of the building, and states they are going to keep the internal haul road so if they need to get materials by truck they can do so without going onto Route 993. The Planning Commission recommends approval subject to five conditions:

1. Approval by PADot of Highway Occupancy Permit for driveway access from Route 993.
2. Owner shall enter into a Stormwater O&M Agreement with the Township and record same at Couthouse.
3. Approval by NHTMA, WWMA and PA DEP of sewage flows.
4. Obtain approval from Westmoreland Conservation District.
5. Address any remaining engineering comments.

Mr. Blenko states that Mr. Cleaveland and Mike DeFelice of Cleaveland Price are present at the meeting if they would like to add anything to this.

Mr. Chuck Cleaveland from 12340 Linshan Drive, North Huntingdon. The address at Cleaveland Price is 14000 Route 993. Mr. Cleaveland states that Mr. Blenko has described the project in detail and asks the Board if there are any questions.

There were no questions from the Board.

Mr. Blenko states that he is happy to see an existing business expand and take on new product lines which is good for the Township.

Commissioner Gray asks if there are any other questions. No further comments.
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ADJOURNMENT

Motion: Commissioner Herold
Second: Commissioner Austin

Motion to adjourn. (7:07 P.M.)

Motion Carried 6 to 0 to 0

- Special Meeting minutes of September 10, 2015 were approved by the Board of Commissioners on ________________________

_____________________
Richard G. Gray, President

_____________________
John M. Shepherd, Township Secretary
/jjm