

Wolf Township Planning Commission

April 4, 2011 – Minutes

The regular meeting of the Wolf Township Planning Commission was called to order by Gary Papay at 7:05pm. Members present were Gary Papay, Stuart Wolfe, Garry Burgard, David Gardner, and Melanie McCoy.

Visitors: Brian Frailey, Mark Cernigliaro and David Crum – Champion Technologies; Joe Mauro – ECM; Aubrey Alexander – Sebastian Land Co.; Alex Legros and Todd Ross – T-Ross Bros.; Rob Tagge – The Meadows; Carl Schultz – TRACS and Dennis Norman – Norman Engineering.

New Business:

Aubrey Alexander presented his sketch plan to the Planning Commission. He plans to lease his property located at 825 Rte. 405 Hwy. to ECM an escort service for the gas industry. They have 6 to 7 duallys and 24 escort cars. Very rarely if ever would all vehicles be parked at this location at one time. Plans are to be located here for at least one year. The building will not be used, poor condition. They have adequate ingress/egress.

The tankers on the property are empty most of the time. They haul residual and fresh water. Screening already exists on the residential side of the property and there's a tree line separating the proposed parking area from the adjacent field.

The Planning Commission recommends approval of this Conditional Use. All questions and concerns were satisfactorily addressed. They agree with the Zoning Officer that the parking area should be stoned or paved. The PC is happy to see the property being used.

Todd Ross presented a plan for Phase I of the Simmons's Property located at the corner of Boak Avenue and Woolen Mill Road. Mr. Ross explained that the property will be subdivided into three lots. The first lot adjacent to the above mentioned roads will be leased by Champion Technologies. Champion is a chemical company involved in the production, fracturing and completion side of the Marcellus shale gas exploration. They plan to locate their District Office at this site where they will build an office, garage and storage facility. They will need possibly 50 employees.

The building will be designed and constructed by T-Ross who is working closely with Ron Decker, Code Inspections, Inc. This will totally be enclosed storage, carbon steel

6,000 gallon tanks. 100% of the building will have sprinklers installed and there will be containment in the structure. Not only will they be inspected by our local building code inspector, Labor and Industry and OSHA will be on board to insure everything is done per code.

The Planning Commission requested that a Sketch Plan for the entire proposed Industrial Development be submitted along with the Subdivision plans for the Simmons property.

Mr. Ross will need a letter from Mrs. Confer, his neighbor to install a fence on the property line. The Zoning Officer, Angela Snyder is researching the partial use of the 10 foot right of way for the parking area by the access drive to the parking area.

Garry Burgard made a **MOTION**, seconded by David Gardner to recommend approval of the Conditional Use requested by TRACS Inc. to lease their property to Champion with the following conditions: 1. Four feet Arborvitae should be planted every four feet along the Confer property to provide screening. 2. Both driveways accessing the property will be paved 25 feet beyond the right of way. 3. Written agreement letter concerning fencing on property line. Motion carried.

Rob Tagge asked the Planning Commission their opinion concerning resubdivision of Lot #2 in his development along Rte. 220. This is the R-U District, minimum lot requirements can be met and resubdivision is permitted in the SLDO. The members had no problem with Mr. Tagge submitting another subdivision. Mr. Burgard requested that a new drawing of the entire subdivision be submitted with the new plan.

Old Business: TRoss Realty was granted Conditional Approval on December 6, 2010. All conditions have been met and the plan can be signed this evening.

Miscellaneous Business:

Garry pointed out a problem with the Zoning Ordinance Section that deals with Screening. Garry will revise the section and report back to the Planning Commission.

Meeting was adjourned at 8:35pm.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS

