

NEVILLE TOWNSHIP
Planning Commission Meeting Minutes
July 29, 2021

7:00 PM
5050 Grand Avenue
Neville Island, PA 15225

CALL TO ORDER:

Vice-Chairman Antonelli called the meeting to order at 7:00 pm.

ROLL CALL:

Present: Mrs. Antonelli, Mr. Easton, and Mr. Grannis

Present by Phone (Due to COVID-19): Mrs. Valencik

Absent: Mr. Shuty, Ms. Swank and Mr. Withrow

Also in attendance: Shawn Wingrove, Township Engineer and Rick Rutter, Chairperson, Board of Township Commissioners

MINUTES

Motion by Mr. Easton to approve the minutes of the May 27, 2021, Planning Commission Meeting.

Second: Mr. Grannis

Roll Call: Mrs. Antonelli – Yes. Mr. Easton – Yes. Mr. Grannis. Mrs. Valencik – Yes.

Motion carried 4/0

OLD / NEW BUSINESS:

Neville Properties, Inc., Black Diamond Rentals Project on Grand Avenue parcel number 158-D-90.

Jeff Parobek with Brandon Rumbaugh Solutions presented on behalf of the applicant. Application proposes construction of an equipment rental facility with accessory washing facility and office/training facility.

Discussion held on installation of accessory modular building as employee office/training area. Building to have water and sewer utility connections.

LSSE reviewed July 29, 2021, comment letter. Applicant to address comments in letter.

The proposed use was discussed. As Equipment Rental is not a use identified in the Zoning Ordinance, the applicant will file for Special Exception approval.

Landscaping was discussed. Applicant to revise plan to incorporate additional evergreen landscaping along Gulf Road (Grand Ave) for review of PC. Maintenance of landscaped areas was discussed. Applicant indicated that site manager is responsible to maintain as part of operation agreement. Applicant confirmed that areas will be maintained.

Sewer and Water service was discussed. Applicant to continue coordination with Township on utility service.

Public Comments: None

Motion by Mr. Easton to recommend the Zoning Hearing Board approve the request for a Special Exception for the Neville Properties, Inc., Black Diamond Rentals Project on Grand Avenue parcel number 158-D-90.

Second: Mr. Grannis.

Roll Call: Mrs. Antonelli – Yes. Mr. Easton – Yes. Mr. Grannis. Mrs. Valencik – Yes.

Motion carried 4/0

Motion by Mr. Easton to table the application of Neville Properties, Inc., Black Diamond Rentals Project on Grand Avenue parcel number 158-D-90, to allow the applicant to obtain Special Exception approval, address comments in LSSE's July 29, 2021, review letter and prepare a revised landscaping plan per Planning Commission comment.

Second: Mr. Grannis.

Roll Call: Mrs. Antonelli – Yes. Mr. Easton – Yes. Mr. Grannis. Mrs. Valencik – Yes.

Motion carried 4/0

DISCUSSION: None.

ADJOURN:

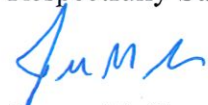
Motion by Mr. Easton to adjourn the meeting.

Second by Mr. Grannis.

All in favor.

Meeting adjourned at 7:18 PM.

Respectfully Submitted By:



Jeanne M. Creese

Township Manager