

**MEETING MINUTES**  
**February 28, 2012**

A Meeting of the New Britain Township Planning Commission was held on February 28, 2012, at the Township Administration Building, 207 Park Avenue, New Britain Township, Pa., beginning at 7:00 p.m. In attendance were: Greg Hood, William Jones, Theresa Rizzo Grimes, Alfred Tocci and Marco Tustanowsky. Also, in attendance were Jo Ann Lapp, Township Zoning Officer and Jim Hersh, Gilmore Associates.

**1. Approval of Minutes of January 10, 2012:** Upon motion by Mr. Tustanowsky, seconded by Mr. Tocci, the January 10, 2012 minutes were approved as written.

**2. Future Stars USA Land Development, TMP# 26-4-28:** Mike Buelke, Showalter & Associates and Mike Rush were present to represent Future Stars. Mr. Buelke gave the Commissioners an overview of the project, 1.22 net acres, 5470 square foot building, K-3 Warehouse Use. Mr. Rush added the facility will only be used approximately 20 days out of the year. Mr. Buelke said that there are 11 required parking spaces. The plan is to have 5 parking spaces, including 1 handicapped, along the front of the building and 9 parking spaces along the side of the building in reserve. After discussion, Mr. Hood suggested putting the 9 parking spaces on the side to prevent any congestion in the loading dock area. Mr. Rush was agreeable to the idea.

Mr. Buelke told the Commissioners that they will be requesting a waiver for the road improvement requirements. Mr. Jones recommended all calculations for the required road improvements be available before the preliminary plan is submitted. Mr. Hood stated that according to the Township Comp Plan, that portion of King Road is to be closed, bringing King Road down to New Galena then to Route 313 and a new traffic signal. Mr. Tocci added that this type of business will not generate a lot of additional traffic. The decision regarding the waiver is deferred to the Board of Supervisors.

Mr. Jones asked about the small strip of property between this lot and King Road. Mr. Buelke said the property is owned by the Don Worthington Trust. Mr. Jones told him that an easement will be needed and that they should have this resolved before going before the Board of Supervisors.

No action was taken on this sketch plan.

**3. Other Business:** Mr. Jones told the other Commissioners that the Board of Supervisors will be discussing the OP District at their April 16<sup>th</sup> work session.

The final census figures are available. Mr. Hood will be meeting with Ms. Bradley to discuss and then the Planning Commission will begin the Comp Plan update.

**4. Public Comment:** None.

**5. Adjournment:**

**MOTION:** A motion was made by Mrs. Grimes, seconded by Mr. Tustanowsky and unanimously carried, to adjourn the meeting at 8:00 PM.

Respectfully Submitted,

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Greg Hood, Chair

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Jo Ann Lapp, Zoning Officer