



**PLANNING COMMISSION
MEETING MINUTES**

**THURSDAY, MARCH 2, 2023
7:00 P.M.**

COMMUNITY CENTER – MEETING ROOM

The meeting was called to order at 7:00 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Matt Gilfillan, Vice Chairman
Dan Klaas, Secretary
Fred Lutz, Board Member
Sue Walls, Board Member
Linda Diffendal, Board Member

STAFF/CONSULTANTS PRESENT:

Mike Wozniak, Assistant Director, Community Development
John Valinsky, EIT, Township Engineer
Thomas McDermott., Esq., Township Solicitor

MEMBERS ABSENT:

Bill Fitzgerald, Board Member

STAFF/CONSULTANTS ABSENT:

Andrew Hartwell, AICP, Assistant Township Manager
Debbie Midgley, Recording Secretary

OTHERS PRESENT:

Matthew Frazier, Bulldog Tree Care
Adrienne Frazier, Bulldog Tree Care

ADMINISTRATIVE:

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A motion was made by Mr. Matt Gilfillan, seconded by Mr. Dan Klaas, to approve the minutes from the January 5, 2023 meeting. Motion carried.

REPORTS:

Community Development Reports – December 2022, & January 2023.

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no comments.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

1. Application 2023-02-CU – Bulldog Tree Care Landscape Service Center (Wholesale) Conditional Use

An application for conditional use to allow a Wholesale Landscape Service Center on 19.976 acres of land located at 3001 Hudson St, McDonald, PA 15057, in the R-1 Single Family Residential Zoning District (Allegheny County Parcel ID No. 9929-X-87652).

Mr. Kyle asked if there is a representative present.

Mr. Matt Frazier, Bulldog Tree Care is present. Mr. Frazier stated Bulldog owns the sixty acre parcel directly in front of the twenty acres of this parcel. The property will be suitable to perform the duties of a wholesale landscape center, as the parcels are away from residences.

Mr. Wozniak made the following comments.

Mr. Wozniak stated that landscape wholesale is an approved conditional use in the R-1 zoning district. As Mr. Frazier stated the parcel is somewhat land locked and adjoins the front sixty acres the applicant owns in Robinson Township, Washington County. No additional permits will be required as signage and access will be from the Washington County parcel.

Mr. Valinsky made the following comments.

Mr. Valinsky stated LSSE's review letter dated February 10, 2023 had minor comments for the applicant to clarify, in the review letter dated February 15, 2023 all comments have been addressed.

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Mr. Kyle asked if there were further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-02-CU-BULLDOG TREE CARE LANDSCAPE SERVICE CENTER (WHOLESALE) CONDITIONAL USE TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED FEBRUARY 15, 2023, AND LSSE’S REVIEW LETTERS DATED FEBRUARY 10, 2023, AND FEBRUARY 15, 2023.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
SUE WALLS	YES
LINDA DIFFENDAL	YES

GENERAL DISCUSSION:

There was no general discussion.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO ADJOURN THE MEETING AT 7:06 P.M.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
SUE WALLS	YES
LINDA DIFFENDAL	YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary