

## PUBLIC HEARING

MONDAY, APRIL 13, 2015

6:55 P.M.

- Roll Call** Dave Buchewicz presiding. Board members Walt Sackinsky and Ed Snee were present. Also in attendance were: Karen Fosbaugh, Township Manager; Chief Dennis McDonough; and Paul J. Gitnik, Esq., Township Solicitor.
- Purpose of Hearing** The purpose of the Public Hearing is to take oral or written testimony on the Conditional Use Application submitted by the architectural firm HHSDR, on behalf of South Park School District, to allow for the renovations to the South Park Middle School, being 2500 Stewart Road, which is located in an R-1 Zoning District.
- Testimony** **John Carpenter, HHSDR Architects** – Mr. Carpenter stated that he is representing South Park School District, and also in attendance is Rob Schaffer, who is the project architect, and Ed Gannis, who is with the School District. Mr. Carpenter referenced section 1903.9 of the South Park Township Zoning Ordinance and addressed four items which pertained to the Middle School Site:
- 1) Minimum Lot Area – The ordinance states that the minimum for a secondary school is 10 acres, and the Middle School property is approximately 43.3 acres.
  - 2) Schools must be designed to provide convenient access for emergency vehicles and access to all sides of the building for emergency vehicles and equipment. The Middle School site has hard surface areas on the east, west, and the south side, and there is an existing flat lawn area that is 60 feet minimum in width away from the back wall, which will be maintained. Therefore, there will be adequate access for emergency vehicles around the entire perimeter of the building.
  - 3) Outside storage needs screening from public view – Mr. Carpenter explained that they will be pouring a concrete pad to facilitate all four dumpsters with a black vinyl coated fence, 8 feet high, with privacy slats.
  - 4) Proposed use of property must have direct access to a public road with sufficient capacity to accommodate the traffic generated for the site. Currently, it is a 25 foot entrance, which will continue to be maintained. A Geotechnical investigation pavement evaluation was done relative to truck loads, bus loads, etc., and the thickness of the pavement was designed accordingly.

Mr. Carpenter believes that they are in compliance with the conditional use and asked that the Board grant approval.

**Mr. Sackinsky** – Mr. Sackinsky asked if the sign would remain in the same location. Mr. Carpenter replied that it would be moved back off the road slightly more than where it is currently located. Mr. Sackinsky asked if it is an electronic sign. Mr. Carpenter replied that it will not be electronic, but it will have two ground lights on each side. There will also be some bushes and daylilies around the sign.

**Mr. Buchewicz** – Mr. Buchewicz inquired about landscaping. Mr. Carpenter explained that he will address the landscaping during the regular meeting for the Land Development Approval.

**Mr. Gitnik** – Mr. Gitnik asked for the name of the road which will give direct access to the Middle School. Mr. Carpenter replied that Stewart Road will be the direct access road.

**Close Public Meeting**

Motion by Mr. Sackinsky and seconded by Mr. Snee to close the public meeting. All members voted aye. Motion carried.

Mr. Buchewicz stated that the Board of Supervisors shall render a decision on this matter within 45 days as required by the Pennsylvania Municipal Planning Code (MPC).

**Adjournment**

Motion by Mr. Sackinsky and seconded by Mr. Snee to adjourn the Public Hearing. All members voted aye. Motion carried.

**Time: 7:01 p.m.**