

**BOROUGH OF SEVEN FIELDS
PLANNING COMMISSION MEETING
June 7, 2021**

Planning Commission Chairperson Gary Wojcik called the meeting to order at 6:00 pm. The June Planning Commission Meeting was held in Council Chambers.

ROLL CALL

MEMBERS PRESENT: Gary Wojcik, Angela Nickum, Anthony Papantonio, Suzanne Mills, and Dan Christenson

MEMBER ABSENT: NONE

ALSO PRESENT: Thomas B. Smith, Borough Manager; John Balewski, Borough Engineer; and Megan M. Turnbull, Esquire, Weiss Burkardt Kramer, LLC

APPROVAL OF MAY 3, 2021, MINUTES:

Upon a motion made by Commission Member Mills and a second by Commission Vice Chairperson Nickum, the May 3, 2021, meeting minutes were approved.

RESOLVED: The Planning Commission approved the minutes from May 3, 2021, Planning Commission Meeting.

HUTTON/MOD CAR WASH SITE PLANS

Commission Chairperson Gary Wojcik stated that this is a modified presentation of the Hutton Carwash.

Megan Turnbull, Esq. addressed the application provided to the Planning Commission and the present attendees. Megan stated that there have been variations of this plan and it has continued to evolve to the point of finality for review. This is a technical review. At this point in time, the focus of the plan is to utilize the SALDO and ensure all the technical components of the SALDO are met within the above referenced documents and largely depending on the assistance of Borough Engineer, John Balewski. John Balewski has commented on the plan in a letter dated May 18th.

Borough Engineer, John Balewski addressed the Planning Commission and went through his latest comment letter dated May 18, 2021, and the outstanding issues. Mr. Balewski noted the items outstanding are the building materials, the sidewalks along SR 228, the water approval letter from the Borough and the material of the dumpster. Mr. Balewski added that a sign permit will be required.

PUBLIC COMMENTS:

Kim Grasso – 309 Covington Court

Ms. Grasso addressed the Planning Commission regarding the noise of the Car Wash. She stated lower levels should be considered by the Planning Commission considering that the Car

BOROUGH OF SEVEN FIELDS
PLANNING COMMISSION MEETING
June 7, 2021

Wash is in a residential area. She added that the design of the Community is "small town" and that the design and colors of the Car Wash should be within line of the Community. She also stated that sidewalks should be considered and added that they are important to the Community.

John Ostermann – 608 Welbourne Drive

Mr. Ostermann addressed Planning Commission regarding the noise of the Car Wash and the location of the Fence. He asked that drawings be provided to the Board for review and approval.

Mr. Ostermann added that some Townhouses are 15-20 feet from the Car Wash property and that lighting from cars pulling in may impact them.

Mr. Ostermann also stated that the building design should be like other building designs in the area.

Mr. Ostermann other concern was the hours of operation. He started that 8:00am is early for the residents that live right behind the Car Wash.

HUTTON/MOD CAR WASH

Hutton/Mod Car Wash representatives addressed the Planning Commission and the Public regarding the concern of noise. They stated that a row of vacuums has been removed and that the fence, silencer, and vacuum producer enclosure will help reduce the noise at the townhouses.

They performed a noise test prior to the meeting and explained the different levels at different locations.

George Alexandris added that the noise levels would be different in Moon Township than in Seven Fields because Moon does not have the silencers or sounds enclosures of the blowers. Planning Commission member Mills asked if a top could be placed on the vacuum compressor enclosure. George Alexandris stated that would be possible but an opening in the enclosure would need to remain for the air to move.

Planning Commission asked if the acoustical Evaluation will be updated based on the new finding and Hutton/Mod noted that it will.

Hutton/Mod Car Wash noted that the trash enclosure has been redesigned to look more like brick. They also explained the other building materials.

Hutton/Mod Car Wash informed the Planning Commission that the do not enter signs will be relocated closer to the streets so that they are not seen too late by drivers entering the car wash.

Borough Manager Smith asked Hutton/Mod Car Wash how many employees will be working and what Holiday's they will be closed. Hutton/Mod Car Wash stated that there will be 2-4 full time employees and will provide a Holiday schedule.

Hutton/Mod Car Wash agreed to turn lights off/down after the car wash closes to prevent lighting shining onto the residential properties.

Hutton/Mod Car Wash stated that they are willing to build sidewalks, however offered to donate a like amount to the Borough for improvements elsewhere due to the fact the sidewalks go to

BOROUGH OF SEVEN FIELDS
PLANNING COMMISSION MEETING
June 7, 2021

nowhere. Planning Commission liked this idea because of the possibility that when and if PennDOT widens Route 228, PennDOT may remove any existingsidewalks.

Hutton/Mod Car Wash added that there is an escape lane for employees to park. If a customer decides not to use the Car Wash an employee is able to open the gate and let them out.

Planning Commission asked where the air compressor is located, and Hutton/Mod Car Wash stated that it is inside the building and will not make additional noise.

Planning Commission asked if approval is granted, when is Hutton/Mod Car Wash expecting to break ground. Hutton/Mod Car Wash responded that if approval is granted, they would hope to break ground in August they would expect a 1st quarter of next year grand opening.

A question was asked to Megan M. Turnbull, Esquire how to proceed with the open issues still with the HOA. Megan responded if the Planning Commission wanted to add it as a recommendation to Council they could. Borough Manager Smith added that Hutton/Mod Car Wash as gone above and beyond working with the Planning Commission and HOA.

Planning Commission made a recommended approval to Council with the following actions:

1. Lights off at 9:00pm
2. Adding a top to the compressor
3. Final agreements with HOA
4. Trash Enclosure one solid color

A motion was made by Commission and upon a second motion made, all were in favor, and the motion was carried.

OTHER ITEMS: NONE

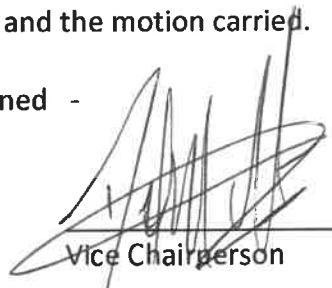
ADJOURNMENT:

Commission Vice-chair Angela Nickum made a motion to adjourn at 7:00 pm. Commission Member Mills seconded the motion, all were in favor, and the motion carried.

- Meeting Adjourned -



Chairperson



Vice Chairperson

4-4-2012 Date Approved