



# PLANNING COMMISSION MEETING AGENDA SEPTEMBER 12, 2023

## I. Call to Order

## II. Pledge of Allegiance

## III. Approval of Minutes from May 2023 Meeting

## IV. Approval of September 2023 Agenda

## V. Old Business

- a) *Agricultural Security Area (ASA)*
  - i) In accordance with Richland Township Resolution #2023-17 of July 31, 2023, the proposed Agricultural Security Area of Richland Township has been approved.

## VI. New Business

- a) *Northpointe Development Group LLC – Storage Buildings– Donald Ln – Site Plan*
  - i) Northpointe Development Group LLC is proposing the construction of a new approximately 25,000 square foot, 3-story storage building located on Donald Lane in the L1 Zoning District. The project includes site grading, parking lot construction, utility installations, stormwater management and conveyance features, site lighting, and other miscellaneous site improvements.
  - ii) Action required: Approve or deny the plan.
  
- b) *Walters Avenue Storage LLC – Storage Buildings –Walters Ave @ Nees Ave – Site Plan*
  - i) Walters Avenue Storage LLC is proposing the construction of a new approximately 6600 square foot office building and multiple self-storage units at the corner of Walters and Nees Avenues. The project includes site grading, parking lot construction, utility installations, stormwater management and conveyance features, and other miscellaneous site improvements.
  - ii) Action required: Approve or deny the plan.

- c) *Klepack - Land Merger/Subdivision – Krings St – Greenwich Rd*
  - i) The proposed plan calls for the subdivision of 157.937 sq ft, leaving a 17,071.492 sq ft residual lot, owned by Bruce Klepack. The subdivided lot will be merged with an adjacent lot to correct a fence/pavilion encroachment, resulting in one 10,744.999 sq ft lot owned by Richard & Cheryl Ingavo (located on Greenwich Rd). The plan also calls for the merger of the remaining lots owned by Mr. Klepack. The lots are zoned R2 and accessed by Krings St.
  - ii) Action required: Recommend approval or denial of plan to the Board of Supervisors
  
- d) *INCO Systems Consultants – Land Merger – Allison Dr*
  - i) The proposed plan calls for the merger of three adjacent lots, resulting in one 4.686 acre lot. The lots are zoned L1 and are located along Allison Drive.
  - ii) Action required: Recommend approval or denial of plan to the Board of Supervisors
  
- e) *INCO Beverage – Site Plan – Allison Dr*
  - i) The proposed plan calls for additions and alterations to the INCO Beverage Inc properties, which includes an enclosed walkway to connect two buildings, the installation of a retaining wall and the construction of an outdoor seating area. The site is located along Allison Drive.
  - ii) Action required: Approve or deny the plan.

## **VII. Adjournment**