



Planning Commission Agenda  
November 21st, 2022  
6:30 p.m.

A. Pledge of Allegiance

B. Roll Call

C. Approval of Minutes from the August 15<sup>th</sup>, 2022, meeting.

D. Old Business

1. Plum Storage Expansion (CU-02-21): A request for a conditional use approval at 10101 Saltsburg Rd. (1238-C-21) to expand and operate a self-storage business. The property is zoned NC – Neighborhood Commercial.

2. Plum Storage Expansion (SP-01-21): A request for preliminary/final land development approval at 10101 Saltsburg Rd. (1238-C-21). The applicant proposes to expand an existing self-storage business at this location. The property is zoned NC – Neighborhood Commercial.

E. New Business

1. Hermes Pipeline and Rolling Hills Interconnect Project (SP-04-22): A request for preliminary/final land development approval at 5478 Logan Ferry Rd. (49-02-00-0-001) for site improvements consisting of an interconnect pad, a valve pad, an access road and post-construction stormwater management facilities. The property is 10.6 acres in size and is zoned RR – Rural Residential.

2. Hermes Pipeline and Rolling Hills Interconnect Project (CU-03-22): A request for a conditional use approval at 5478 Logan Ferry Rd. (49-02-00-0-001) to construct a 180' x 110' interconnect pad and a 75' x 75' valve pad. The property is 10.6 acres in size and is zoned RR – Rural Residential.

3. Patriot Estates – Final PRD Approval (PRD-F-01-22): A request from JBD 1422, LLC for Final PRD Approval for the Patriot Estates Plan (158 Single Family Lots) located at 7648 Saltsburg Road (741-A-46). (Accept as complete)

4. Sheetz Store – 190R (SP-05-22): A request from Sheetz, Inc for preliminary/final land development approval at 900 Presque Isle Dr. (1240-R-251) for a proposed 6,139 ft<sup>2</sup> convenience store with drive-thru and a gas/fuel station. The property is zoned HC – Highway Commercial. (Accept as complete)

5. Sheetz Store – 190R (CU-04-22 & CU-05-22): A request from Sheetz, Inc for conditional use approval at 900 Presque Isle Dr. (1240-R-251) for a gas/fuel station and for the accessory use of the drive-thru facility at a proposed 6,139 ft<sup>2</sup> convenience store. The property is zoned HC – Highway Commercial. (Accept as complete)

F. Next Meeting: Next Meeting of Planning Commission: Monday December 19<sup>th</sup>, 2022, at 6:30 pm