



retail facility of Sheridan Arms (currently located on the corner of Midland and Hospital Roads) it appears even with the gun range there is adequate parking provided on site.

Whereas the proposed nonconforming use was approved and permitted by the Zoning Board of Appeals in January, 2013 within an A-2, Agricultural zoning district and the project complies with the general development standards of the Township, staff recommends approval of site plan S-13-02 with the ten (10) conditions listed in staff's report.

Mr. Phil Sheridan, a representative from Sheridan Arms, was present to answer any questions and stated he has no problems with the conditions listed in staff's report.

Mr. Nolan was concerned with the potential noise from the gun range. Mr. Sheridan explained the multi-stage, bullet absorbing materials, state of the art construction that would have a noise level probably around 50 decibels.

Mr. Nolan then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Nolan closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Peterson, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-13-02) upon the ten (10) conditions listed below:

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
2. Indication and revision of the site plan to include the final number of firing lanes to be built. This impacts the number of parking spaces required, which in turn alters the landscape requirements.
3. If the area to the west of the existing building is to be used for loading and unloading, it should be noted as such through striping. Bollards are required to be installed along the building OR a raised five-foot sidewalk shall be installed.
4. A landscaping plan must be reviewed and approved by the Community Development Department. A minimum of five (5) trees, including street trees, and ten (10) shrubs are required to be installed within the landscaped islands and around the perimeter of the parking area.
5. If there is any on-site lighting installed, a lighting plan will need to be reviewed and approved by the Township prior to construction. On-site lighting shall not exceed fifteen-feet (15') in height and the lighting plan will need to show the layout and illumination output.

