

# PLANNING COMMISSION MINUTES OF REGULAR MEETING APRIL 7, 2010

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The meeting was called to order at 7:30 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Sam Matthews, Frank Hogan, Nancy Kane, John Marbach, William Flanagan and ex-officio member Alice Johnson.

Absent: Richard Jordan

Also Present: Township Manager Doug Hanley, Building Inspector/Zoning Officer Tom Cooke, and Township Engineer Ted Gacomis.

Minutes: Mrs. Kane made a motion to approve the minutes of March 3, 2010. Mr. Marbach seconded and the motion was carried.

## St. Paul's Lutheran Church: Sketch Plan for Classroom Addition

John Hako from Chester Valley Engineers presented a sketch plan for St. Paul's Lutheran Church located at 104 S. Village Ave. The property is two tracts that are intended to be consolidated during the Land Development process into one parcel for a total of 6.3 acres. The sketch plan shows the proposal of a two-story addition with a total of 10,900 sf. of additional classroom and office space and the expansion of the parking area from 110 to 154 spaces. A Conditional Use hearing is required in order to reduce the parking requirement by 20%. Mr. Hako also mentioned having the easement between the church and Warwick Day Care extinguished in order to share parking and add 12 spaces on the property line. This would help with the traffic flow around the site and allow for the Warwick employees to park there during the week when the church is not in use.

Mr. Hako discussed the plans for drainage on the site which would consist of adding a subsurface infiltration system under the proposed parking area that would lead to a bio retention basin that would contain aquatic vegetation. The existing basin will not be disturbed and the current stormwater is directed to S. Village Ave and Baker Dr. The infiltration system will be designed to prevent more spillover onto the two roads.

Pastor Mark Singh-Hueter was present to answer questions from the Planning Commission members about the activities that will take place in the new addition as well as other church services. Pastor Mark mentioned that there are 2 Sunday services and the addition is not for the expansion of services but for classrooms and offices only. Currently there is an on site modular unit which holds 3 classrooms and is planned to be removed once the addition is constructed.

Mr. Cooke mentioned that the E.B. Walsh review letter dated April 6, 2010 was based on conversation and that the Township will need to know exact uses for the church and factual statements about its operation in order to proceed with further review and comments.

Mr. Kalemjian suggested that Mr. Hako and the church meet with the Township staff once more work is done on the plan and items are ready to be addressed.

No motion was required.

ANNOUNCEMENTS:

1. 04/08 - Historical Commission @ Cadwalader House - 7:30 p.m.
2. 04/12 - Board of Supervisors - 7:30 p.m.
1. 04/21 - Zoning Hearing Board - 7:00 p.m. - Rite Aid & Timothy's Decisions

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:26 p.m. Mr. Flanagan seconded and the motion was carried.

Respectfully submitted,

Tara Caputo