

# PLANNING COMMISSION MINUTES OF REGULAR MEETING FEBRUARY 4, 2009

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

Present: Joe Ferry, Charles Kalemjian, Sam Matthews, Frank Hogan, Nancy Kane, Richard Jordan, and ex-officio member John Marbach.

Arrived Late: Bill Flanagan

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 January 7, 2009. Mr. Jordan seconded and the motion was carried.

Walgreens/KFC/Taco Bell: Final Subdivision and Land Development Plan

Tim Townes of LTK Associates and David Renschler of Commonwealth Engineers presented the final Land Development Plan for the 14,500 sq ft Walgreens Pharmacy and a Kentucky Fried Chicken/Taco Bell fast food restaurant to be located on the northwest corner of the intersection of Eagleview Blvd. and Dowlin Forge Rd. Conditional Use approvals were granted on 12/8/08.

The Applicant has received review letters for the subject property and Mr. Townes had some questions regarding a few comments on the E.B. Walsh letter with the first item being the curb along Dowlin Forge Rd. Mr. Gacomis suggested that the curbing from Eagleview Blvd. and along Dowlin Forge Rd. be extended to the entranceway to match the curbing on the other side of the street. Mr. Townes agreed to the suggestion. Another comment made by Mr. Gacomis was the fact that there are more than 20 parking spaces in front of Walgreens without landscaping. Mr. Townes said that there would be shrubs and bollards at the entrance of the building. There is a lack of landscaping along Eagleview Blvd. due to the pipeline easement but if the Township can find a certain type of tree or plant that will be approved by the pipeline company, it will be planted. Mr. Townes has agreed to make the site compliant with the Greater Lionville Plan. Mr. Townes also stated that the lighting will comply with the recommendations made by Mr. Stubbe especially on lighting intensities.

Item #4 under circulation in the Orth Rodgers letter was discussed with the Applicant, Commission and Township Staff. The Applicant cited similar configurations in all of the major drug store chains in the area without any problems. Mr. Gacomis agreed that the configuration was adequate based on the lack of parking and the limited traffic that would be on that side of the building where the driveway area is 28 ft wide in addition to the 10 ft wide drive-thru.

Mr. Gacomis did however recommend that curbing and bollards be added in the area of the drive-thru to further delineate the drive-thru and that proper signage be added to the drive-thru canopy to designate direction of travel as suggested by Orth-Rodgers. The accessibility comments in the Orth Rodgers letter were also discussed and the Applicant agreed to perform all of Orth Rodgers' roadway signs and markings.

Mr. Ferry made a motion to recommend approval for the Final Subdivision and Land Development Plan contingent on compliance with the review letters from E.B. Walsh dated February 4, 2009, Gannett Fleming dated January 29, 2009, Stan Stubbe dated January 28, 2009, Uwchlan Police dated January 28, 2009 and Orth Rodgers with the exception of the re-design of the drive-thru, dated February 3, 2009. This letter also included traffic impact fee calculation. Bill Flanagan seconded and the motion was carried.

Lionville Business Center: Sketch Plan

Chris Knauer presented a sketch plan for the Lionville Business Center at the intersection of Route 113 and N. Gordon Dr. The village concept would consist of about 10 one story buildings with a total of around 100,000 sq ft of multi-tenant professional and retail space starting from the rear of the Property and eventually being demolition of the existing building is proposed. There are three proposed access points onto the site with a possible future connection to Tanner Dr. Mr. Knauer mentioned keeping the preserved Ruth House on the site which already has a tenant. These new units are proposed to be condominiums.

No motion was required.

ANNOUNCEMENTS:

1. 2/09 - Board of Supervisors - 7:30 p.m.
2. 2/12 - Historical Commission @ Cadwalader House - 7:30 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:35 p.m. Mr. Flanagan seconded and the motion was carried.

Respectfully submitted,

Tara Caputo