

PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MARCH 3, 2010

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, Nancy Kane, Richard Jordan, John Marbach and ex-officio member Alice Johnson

Arrived Late: Bill Flanagan

Absent: Sam Matthews and Frank Hogan

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

Minutes: Mr. Jordan made a motion to approve the minutes of January 6, 2010. Mr. Marbach seconded and the motion was carried.

Calvary Chapel of Chester Springs Recommendation on Conditional Use Request

John Good, Attorney, explained that since the previous amendment to the Conditional Use for the expansion of the church was denied, the Applicant has reworked the plan to hopefully answer some of the concerns raised in the Order. The items addressed are as follows:

1. Existing facility will not have a 2<sup>nd</sup> floor as shown on previous submission but the entrance to the facility will be gabled. This portion will house office space, which will not be in use during worship time.
2. Second floor on new addition is designated as "children's activity room and classrooms" for 3 yr. olds thru 6<sup>th</sup> grade. First floor will include areas for handicapped. The kitchen has been removed from the plan.
3. Sanctuary now reduced from 960 to 750 seats. Reduction done in order to allow for more room per seat.
4. Multi-purpose areas which contain over 8,000 s.f. will not be used during Sunday morning worship periods until 12:30 p.m.

The Commission members voiced concern regarding overlap parking that would occur on Sundays when the Church holds three worship services. Andy Davis, Church representative, agreed that if this becomes an issue, the Church would adjust the timing of each service to allow for emptying of the parking lot. Policing of non-use of the multi-purpose rooms would be addressed by signs placed by the Church.

The Applicant has received a review letter from E.B. Walsh dated March 3, 2010. Discussion ensued regarding the required number of parking spaces; proposed is 330 spaces with 344 being required. Mr. Gacomis did explain that since the multi-purpose room and office space will not be in use during church services, there are more than enough spaces. This can be addressed by Zoning Officer and Traffic Engineer under Section 607.1.J.

Mrs. Kane recommended the Conditional Use Hearing be reopened to reflect the new plan as long as the Applicant is in compliance with the E.B. Walsh review letter of March 3, 2010 and all the issues mentioned tonight. Mr. Jordan seconded the motion which was carried.

Lionville Shopping Center: Timothy's Restaurant - Preliminary Land Development Plan

John Anderson, Engineer, and Skip Brion, Attorney for the Applicant, presented the Land Development Plan for an 8,000 s.f. restaurant and small retail area at the southeast corner of Route 113 and Eagleview Blvd., the site where the Regal Cinema once stood. The restaurant will be similar to a steakhouse and have 257 parking spaces. There is one existing entrance to the property with another one planned. Existing stormwater management will be utilized.

The Applicant has received review letters from E.B. Walsh dated February 26, 2010; Orth-Rodgers dated March 8, 2010; Stubbe Consulting dated February 16, 2010; Fire Marshal dated February 25, 2010; Police Department dated February 25, 2010 and Tom Brown dated February 24, 2010; and stated that they will comply with all items.

The Commission members discussed the following items:

1. Tractor trailer access - Applicant will need to check for proper turning ratios.
2. Outside dining area safety - Applicant is willing to place bollards around the area.
3. Walking paths - There will be a sidewalk on the northern side across from this site to be put in by Rite Aid.
4. Retail and restaurant together in one building - The two different uses will be separated with no intention of the restaurant expanding into the retail space.

Mr. Marbach asked if the Commission members had a problem with him voting since he has done business with both of the owners? They said they did not.

Mr. Flanagan made a motion to recommend Preliminary/Final Land Development approval for Timothy's restaurant subject to compliance with all of the items included in the review letters listed above. Mrs. Kane seconded and the motion was carried.

ANNOUNCEMENTS:

1. 3/08 - Board of Supervisors - 7:30 p.m.
2. 3/11 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 3/24 - Zoning Hearing Board - Rite Aid Signs & Timothy's Restaurant Signs - 7:30 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:19 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper