

PLANNING COMMISSION MINUTES OF REGULAR MEETING MAY 7, 2008

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, Bill Flanagan, Frank Hogan, Charles Kalemjian, Nancy Kane and Richard Jordan.

Absent: Sam Matthews and ex-officio member John Marbach.

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

Minutes: Mr. Kalemjian made a motion to approve the minutes of April 2, 2008 with the following change:

Page 1, last sentence - change "No" to "No, none"

Mrs. Kane seconded and the motion was carried.

Exton Tire - Uwchlan Ave.: Land Development Plan

Jack Stewart, Builder, presented the preliminary Land Development Plan for the Exton Tire Company, which shows an 884 s.f. addition to the existing auto repair shop located at 561 W. Uwchlan Ave. The auto repair shop is not a permitted use so the property is non-conforming.

The Applicant has received a review letter from E.B. Walsh dated May 5, 2008, which shows minor items, all of which have been or will be addressed by the Applicant. Mr. Stewart briefly discussed the relocation of the stormwater basin to the rear of the building. Perc tests have been completed and a suitable area has been located.

The Commission members asked Mr. Stewart, and he agreed, to provide the Township with a copy of the plan showing the newly located stormwater basin.

Mr. Kalemjian made a motion to recommend approval for the Exton Tire Land Development Plan contingent on compliance with the May 5, 2008 review letter from E.B. Walsh and Applicant providing a copy of a new plan showing the relocated stormwater basin. Mr. Jordan seconded and the motion was carried.

Rossi - Route 113/W. Devon Dr.: Preliminary/Final Plan of Subdivision

Bob Worthington of Chester Valley Engineers presented the simple subdivision plan for the Rossi property located on the corner of W. Devon Dr. and Route 113. The front property, approximately 19.5 acres is zoned commercial and will be retained by the Rossi family while the rear lot, approximately 23.4 acres is zoned residential. Previously, Moser Development Co. submitted a subdivision plan for the residential portion of the property.

The Applicant has received a review letter from E.B. Walsh dated May 5, 2008. Mr. Worthington noted that the plan has been revised according to the comments in this review letter. He briefly discussed the following:

1. General Comments - #1 - Note #9 was removed as suggested.
2. General Comments - #2 - Note #6 regarding easement from W. Devon Dr. to allow access from Windham to W. Devon in the future as a stated Condition of approval - Applicant will comply.
3. General Comments - #3 - Woods line - was deleted.
4. General Comments - #4 - Lot 2 area and boundary - area to front of Lot 2 has been slightly revised.
5. General Comments - #5 - Windham Dr. right-of-way - Increments are shown along subdivision line.
6. General Comments - #6 - Acknowledgment with the name of Ted Moser on plan - Applicant is not sure if this signature line is warranted or not. This requirement will be decided at a later date.
7. General Comments - #7 - 4 Signature lines for Board members - This was done in error; one of the lines will be removed.

Mrs. Kane voiced a concern with future homeowners being aware of the easement requirement to allow access from Windham to W. Devon Dr. The Developer can place a note on the plan stating that "somewhere in this area there may be a road which may connect the Windham development with W. Devon Dr." There is no way to include metes and bounds at this time.

Mr. Cooke stated that Mr. Rossi should consider removing the lot lines that separate the Rossi house from the rest of the front property (19.5 acres), which is zoned commercial. The property where the house is situated is non-conforming. Additionally, there was a brief discussion about requiring a 30 foot easement to Wawa should the section with the house not be sold. This interconnection is not shown on the plan. Mr. Rossi explained that if he sells the commercial property, it will all be sold as one parcel.

The Commission members had no problem with the subdivision. No motion was required at this time.

ANNOUNCEMENTS:

1. 05/08 - Historical Commission @ Cadwalader House - 7:30 p.m.
2. 05/19 - Board of Supervisors - 7:30 p.m.

The Commission members were reminded that committees need to be formed to begin reviewing the Township's Comprehensive Plan. Mr. Ferry said he and Mr. Hanley have been discussing the need to move forward with this.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:09 p.m. Mr. Hogan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper