

PLANNING COMMISSION

MINUTES OF REGULAR MEETING

NOVEMBER 5, 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, Sam Matthews, Bill Flanagan, Frank Hogan, Richard Jordan and ex-officio member John Marbach.

Arriving Late: Nancy Kane and Charles Kalemjian

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

Minutes: Mr. Matthews made a motion to approve the minutes of September 3, 2008. Mr. Flanagan seconded and the motion was carried.

Hankin - Haywood Dr. Lot #3: Sketch Plan for 39,000 s.f. Flex Building

Neal Fisher presented the sketch plan for a 39,000 s.f. warehouse/office building on Lot #3 Haywood Dr. Parking for employees will be located in the front of the building and stormwater management and loading docks on the East side.

No motion was required.

Arby's - Eagleview Blvd./Dowlin Forge Rd.: Revised Land Development Plan

Mr. Townes presented the revised Land Development Plan for the Arby's fast food restaurant with 54 parking spaces on the pad site in front of Target that was originally going to be a Panera restaurant. Since there were concerns for traffic circulation mentioned previously, Mr. Townes met with traffic consultants and has revised the plan to include the following:

1. Additional stacking area for cars waiting at the drive-thru window
2. An "escape" lane from the drive-thru
3. Additional signage at the exit/one-way driveway of the drive-thru to discourage cars from entering the wrong way
4. Dumpster moved

The Applicant has received review letters from E.B. Walsh dated November 4, 2008; Gannett Fleming dated October 15, 2008; Stanley Stubbe dated October 6, 2008 and Fire Marshal's review dated October 7, 2008 and has no problem complying with any of the items.

There was a brief discussion as to where the sidewalk will connect to the Township trail system and Target store parking lot to allow for easy access for walkers.

Mr. Kalemjian made a motion to recommend approval for the revised Land Development Plan contingent on all of the review letters listed above as well as agreement by Applicant to pay the related Impact fees. Mr. Jordan seconded and the motion was carried.

Walgreens/Taco Bell & KFC - 201 Dowlin Forge Rd. (next to Calvary Chapel Church): Preliminary Land Development Plan

Tim Townes presented the preliminary Land Development Plan to develop a 3.99 acre tract of land located on the northwest corner of the intersection of Eagleview Blvd. and Dowlin Forge Rd. The tract is proposed to be subdivided into two lots and developed with a 14,500 s.f. Walgreens Pharmacy and a Kentucky Fried Chicken/Taco Bell fast food restaurant. One entrance, off of Eagleview Blvd., will line up with the existing Ruark Rd. and the second entrance will be off of Dowlin Forge Rd. and line up with the Target entrance. The resulting connection will allow someone to travel from the Genuardi's Shopping Center, cross over Dowlin Forge Rd. to Target, Giant and then through to the new Wawa.

The Applicant has received a review letter from E.B. Walsh dated November 4, 2008 and foresees no problems complying. The Police Department was also shown the plan, resulting in them questioning why no loading dock is shown for the Taco Bell/KFC. Mr. Townes explained that there is no need for one since deliveries will be made early in the morning before the restaurant is open.

There was a brief discussion regarding the possibility of moving the drive-thru menu and also whether the buildings will be built "green".

In order for the proposed plan to be considered, Mr. Townes has requested the following Conditional Use recommendations:

1. Conditional Use Recommendations:
 - 1 Section 611.b - To permit a Taco Bell/KFC Restaurant
 - 2 Section 611.d - To permit the construction of the retail building over 10,000 s.f. (Walgreens Pharmacy)
 - 3 Section 607.2.e.(2) - To permit a 20% parking reduction in the number of paved spaces

Mrs. Kane made a motion to recommend Conditional Use approval noted above. Mr. Flanagan seconded and the motion was carried.

Downing Hills Christian Fellowship Church - 505 W. Uwchlan Ave.: Sketch Plan

Art Miller, a member of Downing Hills Church, presented the sketch plan to build a church in three phases on approximately 4 acres located at 505 W. Uwchlan Ave. The first phase will consist of an 11,200 s.f. multi-purpose area, second phase is for 5,140 s.f. of classroom/office space and the final phase is for an auditorium/meeting room. The existing house and garage will remain. The proposal shows an entrance off of Route 113 and parking spaces for 100 vehicles.

The congregation currently has 68 members with a maximum number at 200 members. If the congregation grows to more than 200, they break off and form another church group.

There was a lengthy discussion regarding safety of vehicles entering/exiting on to Rt. 113. The Commission members suggested the Applicant consult with a traffic engineer. Mr. Miller noted that they don't really want to go to that expense if they don't have to, and said they will consider having only the Woodland Drive entrance. The Commission members then suggested that once the plan is formalized and sent out for review, the Township Traffic Engineer will be reviewing. Also, since Rt. 113 is a State Rd., PennDOT will be reviewing the plan.

Applicant was also informed that the impervious coverage shown on the sketch plan exceeds what is allowed by Township Ordinance and would require a variance from the Zoning Hearing Board.

No motion was required although the Planning Commission members said it appeared to be a good use for the property.

Historical Classification Class V: Amendment to Section 612.3.a. of Ordinance No. 94-11

This amendment creates a Class V which would include structures within the Township that are over 50 years old. On issuance of a re-sale occupancy permit for a structure that is in Class V, the new owner will be handed written notice with information regarding what Class V designation means. A Hearing regarding this Ordinance is scheduled for November 10, 2008.

Mr. Matthews made a motion to recommend approval of the Ordinance Amendment. Mrs. Kane seconded and the motion was carried.

PCID Sign Ordinance: Approval to Amend Section 606.2.f.(2) and Section 606 Table 1 of Ordinance No. 94-11

This amendment allows unique signage within the Planned Commercial Industrial Development District, which consists of residential, commercial and light industrial uses as well as a Town Center. Certain directional signs will be authorized to assist the public in efficiently and safely locating the Town Center.

Mr. Jordan made a motion to recommend the amendment to the Sign Ordinance. Mr. Kalemjian seconded and the motion was carried.

ANNOUNCEMENTS:

1. 11/10 - Board of Supervisors Regular Meeting & Conditional Use Hearing for LTK - Walgreens & Fast Food Restaurant Pad at Corner of Dowlin Forge Rd./Eagleview Blvd.; Hearings for 2 proposed Zoning Ordinance changes and Hoffecker House Historic Reclassification - 7:30 p.m.
2. 11/13 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 11/19 - Zoning Hearing Board - Decision - 100 Blue Ribbon Way - Deck - 7:00 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:39 p.m. Mr. Flanagan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper