

# PLANNING COMMISSION

## MINUTES OF REGULAR MEETING

### OCTOBER 6, 2010

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The meeting was called to order at 7:30 p.m. by Vice-Chairman Richard Jordan and the Pledge of Allegiance was recited.

Present: Richard Jordan, Bill Flanagan, Frank Hogan, Sam Matthews, Nancy Kane and ex-officio member Alice Johnson.

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

Absent: Charles Kalemjian and John Marbach

Minutes: Mrs. Kane made a motion to approve the minutes of September 1, 2010. Mr. Hogan seconded and the motion was carried.

Brandywine Conservancy Presentation: Brandywine Struble Initiative

Sheila Fleming, of the Brandywine Conservancy, presented information regarding a project the Conservancy has started, which will identify protected open space in three different regions of the County. They are hopeful that the study will lead to improvement to water and air quality, restoration and enhancement of the watershed, as well as creation of new recreation areas.

The Conservancy will be reviewing individual Township's Comprehensive Plans, mapping resources, conducting regional workshops and eventually creating a Greenway Plan, completion expected in Spring 2012.

The Commission members asked how the areas would be marked and if the areas created would require Township maintenance. Ms. Fleming advised that the areas to be protected would be designated by invisible lines with no additional maintenance requirements from the Townships.

The Conservancy will periodically update the Township throughout the process.

Hankin Group - Conditional Use Discussion: Regency Dr. Lot #19 & #40

Neal Fisher presented the plan for a 170,000 s.f. building, which will be built for lease by West Pharmaceutical Co. The building is to be located on 21 acres, a combination of Lots 19 and 40, at the end of Regency Dr. in the Eagleview development.

The building will be West's Corporate Headquarters. The plans shows a 2-story lab area and 3-story office area connected by a 3-story lobby. There will be 2 access driveways from Regency Dr. cul-de-sac to the property and 553 parking spaces for up to 410 employees with the Applicant to allocate 48 of the 553 spaces for future parking. There will also be an on-site cafeteria, fitness center and several conference rooms.

The Applicant has received review letters that will be addressed at a later date during Land Development, although they did agree to comply with all of the items. Mr. Fisher requested a Conditional Use recommendation for the following:

1. *Section 611.c - Non-residential structure with more than 40,000 s.f. or parking space count greater than 200 requires Conditional Use.* The Hankin Group proposes a 170,000 s.f. office/lab building with 553 parking spaces.
2. *Section 508.6 (d) 1 - Structure up to 65 feet may be permitted if sprinklered, standpipe system, and account for a decrease allowable impervious coverages.* Building height is proposed to be 49 feet.
3. *Section 508.6 (d) 2 - The minimum number of parking spaces for buildings shall be 1 space for 300 s.f. of leasable floor area.* Office space is proposed to be parked at 1 space for 300 s.f. of leasable floor area.
4. *Section 607.2 e (2) - Conditional reduction of off-street parking areas.* The Hankin Group is requesting to allocate 48 parking spaces for future construction, which is a 8.7% reduction.

Mr. Fisher introduced Gary Wilson, Vice-President of West Co.; Todd Drake, Architect; and Joe Dougherty, Consultant, for the project, all available for any questions from the Commission members. The building rendering shown appealed to the Commission members.

Mrs. Johnson asked if this building will be visible from the Claremont Apartments. Mr. Fisher stated that the building is similar in elevation, but any buffers planned will be discussed during the Land Development process.

After a brief discussion concerning traffic and wetlands, Mr. Flanagan made a motion to recommend Conditional Use approval for the proposed building and improvements as discussed. Mr. Matthews seconded and the motion was carried.

ANNOUNCEMENTS:

1. 10/11 - Township Closed - Columbus Day
2. 10/12 - Board of Supervisors - 7:30 p.m.

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

Respectfully submitted,

Jeri Cooper