

**PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
SEPTEMBER 3, 2008**

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

Absent: Bill Flanagan and Frank Hogan

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

Minutes: Mr. Kalemjian made a motion to approve the minutes of August 6, 2008. Mrs. Kane seconded and the motion was carried.

Rite Aid/Taco Bell & KFC - Lionville Shopping Center: Preliminary Land Development Plan

John Anderson, Engineer, gave a brief history of the 9 acre, 2-lot parcel that formerly was the home to Regal Cinema and a large parking lot. The new Wawa store is now on Lot #1. The Rite Aid/Taco Bell & KFC is proposed to go on the second lot, approximately 5.5 acres, which is to the Northwest of the Wawa. The Applicant has a definite commitment from Rite Aid, but not from Taco Bell/KFC.

A previous plan for the second lot showed 3 restaurant pads. The current plan is for the following:

1. Rite Aid - 14,500 s.f. plus parking
2. Fast Food Restaurant with drive thru
3. Free standing, sit down restaurant

The Applicant, Mr. Spaeder, has added landscaping and lighting. The Applicant has received review letters from E.B. Walsh dated September 2, 2008; Gannett Fleming dated August 26, 2008; Stanley Stubbe dated August 26, 2008; Orth-Rodgers dated September 3, 2008; Police Dept. dated August 26, 2008 and Fire Marshal review dated September 3, 2008 and will comply with all items.

The plan shows a maximization of vehicular access by not directing traffic back out to Rt. 113. Stormwater management is located to the rear of Wawa and is sufficient to handle all three pad sites, and dumpsters will be enclosed with a masonry wall with some landscaping.

At this time, no outside dining has been requested. This will be determined at a later date.

A Zoning Hearing is scheduled for September 24, 2008 for a variance request for the Rite Aid front yard setback reduction to 55 feet.

Mrs. Kane made a motion to recommend Final Land Development approval contingent on the review letters listed above, and on the Zoning Hearing Board granting the variance on the front yard setback. Mr. Kalemjian seconded and the motion was carried.

Arby's - 186 Eagleview Blvd.: Sketch Plan

Mr. Townes presented the sketch plan for an Arby's fast food restaurant on the pad site in front of Target that was originally going to be a Panera restaurant. There will be two driveways off of the ring road, and a dumpster will be located behind a masonry enclosure.

Mr. Ferry asked if the design of the restaurant can be made to look more upscale than the usual Arby facade. Mr. Townes said he would check to see if they can dress it up.

No motion was required.

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

Mr. Townes presented the preliminary Land Development Plan for a 14,500 s.f. Walgreen's with parking and a KFC/Taco Bell at the intersection of Eagleview Blvd. and Dowlin Forge Rd., next to the Calvary Chapel Church. One entrance, off of Eagleview Blvd., will line up with existing Ruark Rd. and the second entrance will be off of Dowlin Forge Rd. and line up with the Target entrance. Walgreen's and KFC/Taco Bell will have their own signage and dumpsters.

Mr. Townes has a definite commitment from Walgreen's but not KFC/Taco Bell. If a commitment is secured from the fast food restaurant, a Conditional Use Hearing will be required.

There was a brief discussion regarding handling of storm water and impervious coverage. Storm water management will occur on the site and the amount of impervious coverage shown is within Zoning guidelines.

No motion was required.

Vanguard: Final Land Development Plan

Denise Yarnoff, Attorney, stated that they are in the process of making revisions to the Revised Phase 1 plan for Vanguard. The revised plan will then be resubmitted by the end of September for the various engineering reviews. The Applicant is also working on revisions to the Covenants since this plan is a scaled down plan of what was originally submitted. Ms. Yarnoff expects clean review letters.

Mr. Kalemjian made a motion to recommend approval for the Final Land Development Plan contingent on the E.B. Walsh review of August 4, 2008, Gannett Fleming letters of August 1 and August 7, 2008, Stanley Stubbe dated August 4, 2008, Fire Marshal dated July 1, 2008, Police Dept. dated September 4, 2008 and Sanitation Dept. review of August 4, 2008. Motion is also contingent on receipt of clean review letters from all reviewing agencies, as well as completion of the Revised Covenants all within 90 days. Mrs. Kane seconded and the motion was carried.

ANNOUNCEMENTS:

1. 9/08 - Board of Supervisors - 7:30 p.m.
2. 9/08 - Park & Recreation - Small Conference Room - 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 8:21 p.m. Mrs. Kane seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper