

# PLANNING COMMISSION MINUTES OF REGULAR MEETING September 2, 2009

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

Arriving Late: Bill Flanagan and Sam Matthews

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

Minutes: Mr. Kalemjian made a motion to approve the minutes of August 5, 2009. Mr. Jordan seconded and the motion was carried.

## BUSINESS:

### Calvary Chapel of Chester Springs - 217 Dowlin Forge Rd.: Addition Discussion

Andrew Davis and Wes Webber presented a plan requesting permission to add a covered entrance from the parking area and a two story addition to the existing church. The building is currently 15,600 sq. ft. The proposed addition is 13,200 sq. ft. with a 7,200 sq. ft. loft area with 3,000 sq. ft. proposed for future use.

Conditional Use approval was granted on 9/12/05 to construct a one story, 31,800 sq. ft. building, to be built in two phases, with a total of 1,284 seats and 321 parking spaces total. Mr. Gacomis clarified that the proposed second story addition violates the existing approval and will require the Conditional Use Hearing to be re-opened and a new Land Development Plan be approved.

Mr. Davis mentioned that the church is not expanding occupancy nor is the impervious coverage being changed but there is a need for more space. There was a discussion about parking and the fact that there is not room to add more spaces if necessary. Mr. Cooke stated that by code the church is able to accommodate more people but there will be insufficient parking. A detailed use and occupant load for all rooms must be provided.

Mr. Jordan recommended that the church re-open the Conditional Use Hearing and come back with a plan of the proposed second floor addition. No motion was made.

### Hankin Group - Town Center Senior Housing: Preliminary Land Development

Mr. Fisher and Mr. Guarini requested a Conditional Use recommendation at the last meeting for a 3-story, 50 unit Subsidized Elderly Apartment dwelling and a 4-story Age Restricted Apartment building with 160 market rate units to be located on the property adjacent to the existing Potter building. The hearing took place on August 10, 2009 and the Decision is expected to be rendered on September 14, 2009.

Mr. Jordan inquired as to what was requested and decided on in terms of parking spaces. Mr. Fisher mentioned that the Age Restricted Market Rate apartments were presented as requiring 2 spaces per unit and the Subsidized Elderly Apartments were presented as requiring 0.5 per unit. The 35 spaces of "future" parking was also added to the Preliminary Land Development Plan as recommended by the Planning Commission.

Mr. Kalemjian asked if there was a proposed walkway from the apartments to the actual Town Center so that pedestrians would not have to walk through the parking lot. Mr. Fisher mentioned that there is not currently a sidewalk connection on the plan but that one will be added to the revised plan.

The Applicant has received review letters from E.B. Walsh, dated September 2, 2009; Gannett Fleming, dated August 31, 2009; Orth-Rodgers, dated August 31, 2009; Stan Stubbe, dated August 25, 2009; Fire Marshal, dated September 1, 2009 and Police Department, dated August 27, 2009. Mr. Fisher stated that they will comply with the items in the review letters and will resubmit plans in accordance to the comments prior to the October meeting as long as the Conditional Use Order and proposed Zoning Amendments are favorable.

No motion was required.

#### Alternative Energy Draft Ordinance: Discussion

The Commission members were given the drafted Ordinance along with comments from the Township Solicitor. Limiting the number of arrays permitted on a property was a suggested deletion from the draft. Discussion involved enforcing regulations set forth by the Health Department with regard to wells being drilled and having owners be responsible for the removal of damaged or abandoned systems.

Mr. Flanagan made a motion to recommend the Draft Ordinance for approval minus the array limitation. Mrs. Kane seconded and the motion was carried.

#### ANNOUNCEMENTS:

1. 09/14 - Board of Supervisors Regular Meeting & Conditional Use Decisions for Morphotek and Hankin Group Senior Housing - 7:30 p.m.
2. 09/16- Zoning Hearing Board - 707 Dover Court Place - Decision - 7:00 p.m.

There being no other business, Mr. Ferry made a motion to adjourn the meeting at 8:37 p.m.. Mr. Kalemjian seconded and the motion was carried.

Respectfully submitted,

Tara Caputo