

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
April 2, 2025**

This was held as hybrid meeting. Questions and comments from the public were only taken in-person.

PRESENT: Dennis Martin, Nick Kurtz, David Lemons, Bill McLaughlin, Laura Sysko, Michael Freed, Steve Hessler, and ex-officio Dan Glenn

ALSO PRESENT: Building & Zoning Official Tara Giordano; Township Engineer Dan Daley, and Public Information Coordinator Julia Lyford

The meeting was called to order at 7:00 p.m. by Chairperson Dennis Martin

BUSINESS

1. Minutes of February 5, 2025 Meeting

Mr. Kurtz made a motion to approve the minutes of the February 5, 2025 meeting. Mr. Hessler seconded. There being no further board or public comment, the motion was carried unanimously.

2. LUV Carwash – 850 N. Pottstown Pike – Preliminary/Final Land Development Plan Discussion

LUV Car Wash, located at 850 North Pottstown Pike, is proposing to expand operations and install additional vacuum stations by removing the Sunoco gas station on the property. The existing building, car stacking and canopy structure will remain. The fuel pumps and associated holding tanks will be removed, per DEP regulations, and vacuum stations installed. In November 2024, variances were granted by the Zoning Hearing Board for setbacks and tree planting.

The applicant is now seeking a recommendation from the Planning Commission, with the following waivers to:

- allow for the Preliminary and Final Land Development Plans to be submitted concurrently
- allow for existing conditions of S. Village Ave and its right-of-way to remain unchanged
- omit the requirement for sidewalks along S. Village Ave and Route 100.
- not provide the required street trees.

Traffic flow was discussed, with no proposed changes for the Rt 100 or S. Village Ave entry/exit points. Bollards are proposed to be used along one entrance at S. Village to allow for car stacking. Line striping and ‘no stopping’ signage was recommended for the 18 ft drive aisle in front of the convenience store to maintain traffic flow and emergency access. The convenience store will be utilized for storage and will not be open to the public. Proposed parking includes 14 spaces, with 8 doubling as vacuum stations, and 25 stacking spaces. Drive aisles near the store and loading area need clarification to ensure they meet minimum dimension requirements. The dumpster will remain in place. The bug wash location follows other LUV car wash sites and vehicle queues aren’t expected to block users. A traffic study is not required but a trip generation comparison was recommended.

The applicant is seeking waivers for street tree planting due space limitations within the property

line and the abutting PennDOT right-of-way along RT 100. Trees planted on S. Village Ave would require a waiver to place these in the right-of-way. Planting trees there was discouraged due to potential sight issues and maintenance challenges. The eastern corner, behind the business signage, and the western side by the loading area were proposed as alternative locations to explore.

With no existing sidewalks on S. Village Ave, the applicant is asking for a waiver to remove the requirement for these. Ms. Giordano noted that the Township can request a fee-in-lieu of sidewalks, to fund pedestrian access in other locations within the township.

Sewage usage is not expected to increase and will be reviewed during permitting. The applicant noted that 60% of the water used on site is recycled through an underground reclamation system.

A lighting plan has not yet been submitted to the Township for review. It is anticipated that the property is currently over-lit and may require changes. Out of hours security lighting will need to adhere to township ordinance requirements.

No anticipated environmental impacts are expected, and a letter confirming this will be submitted by the applicant.

The carwash will operate with a manager and two to three staff, with reduced hours from 8 AM to 8 PM.

The timeline for removing the existing fuel tanks is yet to be determined. The applicant will work with DEP to ensure all necessary requirements are met during this process.

The Commission thanked the applicant and requested additional documentation on lighting, environmental impact, and trip generation before making a recommendation.

ANNOUNCEMENTS:

1. 04/07 – Board of Supervisors Workshop Meeting – 12:00 pm
2. 04/07 – Community Day Committee Meeting – 6:00 pm
3. 04/10 - Historic Commission Meeting – 7:30 pm Cadwalader House
4. 04/12 – Easter Egg Hunt – 10:00 am – Baird Park
5. 04/14 – Board of Supervisors Meeting – 7:00 pm
6. 04/16 – Zoning Hearing Board – 6:30 pm

PUBLIC COMMENT:

No public comment.

There being no other business, the meeting was adjourned at 8:00pm.

Respectfully Submitted,
Julia Lyford