
**Public Meeting
February 19, 2008**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7:01 p.m. on February 19, 2008 at the Concord Township Municipal Building. The following members were present: James H. Borden, Michael J. Kirlin, Virginia L. DeNenno, John E. Heyburn, Bruce R. Bilotti, Michael W. Raith, Sarita Trivedi and Kyle Patino.

APPROVAL OF MINUTES

Mr. Borden moved that the minutes of the January 21, 2008 meeting be approved. Mr. Raith seconded this motion. The minutes were unanimously approved.

PROJECT MANAGER'S REPORTS

There were no project manager reports.

OLD BUSINESS

No old business was reviewed or discussed.

NEW BUSINESS

Mr. Borden, Project Manager, reported indefinite extensions have been granted for the following two plans:

➤ **Main Line Health** (Final LD) S. Brinton Lake & Spring Valley Roads/Medical Office Bldgs/garage/hospital.

➤ **Summit Crossing (Varriale)** (Preliminary Land Development) Between Rt. 202 north & southbound lanes/3.89 ac/proposed 23,400 sq. ft.

➤ **Butler** (Final Minor Subdivision) 366 Cheyney Rd. Mr. Butler was in attendance along with his engineer (Matt Houtman of G.D. Houtman & Son, Inc.). Ms. Trivedi, Project Manager requested Mr. Houtmann give an overview of the second revised plan dated April 13, 2007, last revised November 28, 2007. There was some discussion regarding the access way area, replacement trees, and highway occupancy permit. Perc tests are to be submitted with the revised plan and Concord Township Sewer Authority comments should be adhered to. Ms. Trivedi motioned to recommend final approval contingent upon compliance with the following reviews: Pennoni Associates, Inc. letter dated January 24, 2008, buffer landscaping may be required along both sides of the access way and along the front property line, that the applicant provide twenty-one replacement trees, of which some should be within the access way area, Fire Marshal email dated January 18, 2008, comments from Concord Township Sewer Authority were not yet available, Delaware County Planning Department letter dated January 17, 2008, the Pennoni letter dated 2-18-08 stated all zoning issues were adequately addressed and plans should be submitted in an electronic format suitable to the Township Engineer. The motion was seconded by Bruce Bilotti. As there were no further comments or questions from the Planning Commission or the audience, all voted in favor of recommending **final approval** to the Board of Supervisors.

➤ **Spring Valley Business Park Lots 2 & 3** (Final Subdivision) Spring Valley Business Park Lots 2 & 3/Lot Line Change Transfer of 1.611 ac from 3 to 2, Rt 322 & Spring Valley Rds. Conchester Joint Venture was represented by Neal Fisher and Ric Guarini (of the Hankin Group) and David Sharp (Fellowship Covenant Church). Mr. Heyburn, the Project Manager reviewed the plan dated October 1, 2007 which proposes to divide 1.611 acres from lot number three consisting of 6.831 acres in the business park. The divided area is then referred to as parcel "A" on the plan. Parcel "A" is proposed to be combined with lot number two, Covenant Fellowship Church consisting of 14 acres. After completion of the lot division number three, the lot would consist of 5.220 acres which is undeveloped at this time. Lot number two or the Fellowship lot would consist of 15.611 acres. The applicant requested one waiver from §160-9.I. to have plan upgraded from preliminary to preliminary/final and is currently in the process of conditional use hearings to allow Parcel A to be a use under Special Exception as Church property in the L/I zoning district. Mr. Heyburn motioned to recommend approval to the Board of Supervisors, subject to the following conditions: Compliance with all comments in Pennoni Associates' letter dated February 5, 2008 with the exception of number 3a. 3a was determined by Pennoni to be not applicable as stated in an email dated February 18, 2008 from Pennoni; approval of the use at the conditional use hearing to be held on February 26, 2008; compliance with the Fire Marshal's email dated December 13, 2007; compliance with comments of the Delaware County Planning Department letter dated January 17, 2008 and waiver granted from §160-9.I. upgrading plan from preliminary to final. Ms. Trivedi questioned if expanded parking was needed between the church and the historic building. After some discussion, the Church will come back for land development if needed at that time. Ms. DeNenno seconded the motion for approval. There

being no further comments or questions from the Planning Commission or audience, all voted in favor of recommending **final approval**.

➤ **Ennis LP** – (Preliminary Land Development) 292 Wilmington-West Chester Pike/retail center. Ed Ennis was accompanied by his engineer (Matt Houtman). Ms. Trivedi, Project Manager reviewed the plan dated August 9, 2007, last revised December 13, 2007 to convert an existing 2,000 s.f. dwelling to an insurance office. Mr. Houtman answered questions regarding the pump and haul permit, perc tests, the culvert and low volume driveway and sidewalks. Five waivers were requested. Ms. Trivedi motioned to recommend final approval subject to compliance with the following review letters and conditions: Pennoni Associates, Inc. letter dated January 24, 2008 subdivision and land development comments and storm water management requirements including provision of infiltration test results provided prior to final approval by the Board; Thomas Comitta Associates, Inc. letter dated January 15, 2008: parking lot landscaping: replace the proposed dogwood tree with one shade tree as required by ordinance, building area landscaping: as recommended, 10-12 shrubs to be planted along the front of the building and 8-10 shrubs around the northeast corner of the parking lot behind the building and tree protection fencing to be provided for evergreen trees; C. Stanley Stubbe, Lighting Consultant's letter of January 12, 2008; Fire Marshal's email dated December 28, 2007, has no open issues with this submittal; and the Delaware County Planning Commission's letter dated September 20, 2007. The Commission's letter lists non-compliance with the 25' driveway width (A waiver is being requested). From the five waivers requested: §160-9.I (1) upgrading from preliminary to final- recommend to be approved; §160-42.A regarding installation of sidewalks along S.R. 202 – **not recommended** to approve; §160-44.A(2) (d) recommended for approval since the applicant has indicated that little be done due to PennDOT's existing culvert; §160-50.D(2) recommend approval, but landscaping comments listed earlier are to be adhered to; §160-50.D(3) regarding three evergreen and/or deciduous shrubs required for each twenty foot of length of building perimeter-recommend for approval with the same condition as last comment. The motion was seconded by Jim Borden. There being no further comments or questions from the Planning Commission or audience, all voted in favor of recommending **final approval** to the Board of Supervisors.

OTHER COMMISSION MATTERS

Spring Lake LP- Update Presentation. Spring Lake LP was represented by John Jaros, Esquire, Matt Houtmann, Civil Engineer (G. D. Houtman & Sons), Chris Williams, Traffic Engineer (McMahon Associates, Inc.) and Andrea Finerosky (Pettinaro). Mr. Jaros gave an update on the proposal for the 165,200 sq. ft. shopping center as the plans were revised accordingly to suggestions that came up during conditional use hearings. Chris Williams, Traffic Engineer covered traffic questions regarding Spring Lake and the Summitt Crossing project (currently in preliminary land development) across the street. Mr. Houtmann covered sewer and storm water management questions as well as questions regarding the existing pond. Mr. Kirlin requested Mr. Jaros submit a letter clarifying waivers being requested by the applicant. Mr. Jaros answered questions from residents Mr. and Mrs. Basner (74 Concord Creek Road) and Mr. and Mrs. Sirohi (75 Concord Creek Road) concerning the berm, fencing and noise.

There was much discussion on the size of the berm, sound barriers, fencing and lighting. The applicant was requested to submit pictures of the fence proposed to be placed on the berm.

Onix Hospitality Concord, LLC Conditional Use Application. A Conditional Use Hearing for a fast food restaurant is scheduled for February 26, 2008. The Planning Commission will prepare a memorandum to the Board of Supervisors for the February 26, 2008 Agenda Meeting. John Jaros, Esq., on behalf of the applicant Ron Schafer and Chick-Fil-A, gave a short summation of the conditional use application and answered questions from the Planning Commission.

Spring Valley Business Park (Conchester Joint Venture) Conditional Use Application. A Conditional Use Hearing is scheduled for February 26, 2008 at 7:00 p.m. The Planning Commission will prepare a memorandum to the Board of Supervisors for the February 26, 2008 Agenda Meeting.

SCHEDULE FOR THE MONTH

The caucus meeting will be held February 26, 2008, the agenda meeting will be held March 10, 2008 and the public meeting will be on March 17, 2008.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct; Bruce Bilotti moved to adjourn the meeting at 8:14 p.m., seconded by John Heyburn.