

**Public Meeting**  
**March 16, 2009**

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Steven D. Miller called the regular meeting of the Concord Township Planning Commission to order at 7:00 p.m. on March 16, 2009 at the Concord Township Municipal Building. The following members were present: Michael J. Kirlin, Virginia L. DeNenno, James H. Borden, Michael W. Raith, Kyle Patino, John E. Heyburn, Bruce R. Bilotti and Sarita Trivedi.

**APPROVAL OF MINUTES**

Mr. Borden moved that the minutes of the January 20, 2009 meeting be approved as there was no public meeting in February. Mr. Bilotti seconded this motion. The minutes were unanimously approved.

**PROJECT MANAGER'S REPORTS**

Mr. Heyburn, Project Manager for the Advantage Industries (58 Lacrue Ave) project reported on the progress. Ms. Britney Hackman (Pennoni Associates) stated that the main issue at this time was that the parking could not be connected because of the grading. There was further discussion regarding parking. Ms. Hackman provided more details into the resolution of this issue as they will now have two parking areas, and announced that a revised plan is forthcoming which will provide a clearer view. The applicant will also request a waiver to upgrade from preliminary to preliminary/final to be added to the plan.

**OLD BUSINESS**

No old business was reviewed or discussed.

**NEW BUSINESS**

➤ **Kwang Lee LLC Amended Final** (Final Land Development) 970 Baltimore Pike/Retail Shopping Center/Bank. Mark Damico, Esquire and Joel Comanda (Bohler Engineering) were in attendance to represent the Applicant. Mr. Kirlin, Project Manager briefly reviewed the plan which proposes to develop 12.01 acres with a 4,800 s.f. retail building, 5,876 s.f. restaurant and a 2,995 s.f. bank as the Planning Commission is familiar with this plan. Conditional Use approval was granted for parking in the C-2 district between a main building and the street (§210-196.D.1) per Resolution No. 62-2007, additionally per Resolutions No. 63-2007 and No. 34-2008 the applicant received

preliminary and final plan approval for Phase 1 with three (3) waivers. It should be noted that these approvals were based on the previous plan which proposed two (2) retail buildings of 3500 s.f. and 8,000 s.f. and a 3575 s.f. bank. Mr. Kirlin motioned to recommend final plan approval to the Board of Supervisors subject to the following conditions and review letters: 1) the Pennoni letter from Nate Cline dated 3/6/09; 2) Concord Township Sewer Authority letter from their Engineer by Walt Fazler letter dated 3/6/09; 3) the Thomas Comitta letter from Ed Theurkauf dated 2/16/09 and the C. Stanley Stubbe lighting letter of 2/16/09; 4) Concord Township Fire Marshal's email of 3/16/09; 5) Delaware County Planning Department's letter of 2/19/09; 6) that the Applicant receive Conditional Use to allow parking between the building and the street with a restaurant use if deemed necessary by the Township Board of Supervisors; 7) that the parking count should be recalculated based on the individual uses for buildings rather than the planned business center count as previously used; 8) that all previous conditions from Resolutions 63-2007 and 34-2008 remain in place and 9) that the plans be submitted in electronic format acceptable to the Township Engineer. Mr. Borden seconded. Mr. Miller had more questions regarding the Sewer Authority's letter and reference to sewers for Styers and the Delaware County Planning Departments comments regarding sidewalks. There was much discussion regarding sidewalks between the Wawa and the Medical Building and clarification as to the sidewalk location comment in the DCPD review letter and the preferred location of the proposed sidewalk. Mr. Kirlin motioned to amend the original motion to comment #5 identifying the Delaware County Planning Department letter of 2/19/09 except for the comment under transportation and parking that cites a short segment of sidewalk to connect the proposed development with the adjacent Wawa located midway between Baltimore Pike and the proposed connecting roadway at the rear of the property. Mr. Borden seconded the motion. As there was no further discussion or comments from the Planning Commission or the public, the Commission voted unanimously to recommend final approval to the Board of Supervisors.

### **OTHER COMMISSION MATTERS**

Mr. Kirlin extended congratulations to Virginia DeNenno again for the renaming of the Pierce Willits House in her honor. The Pierce Willits House will be known as the Virginia Merion DeNenno Historic and Education Center.

### **SCHEDULE FOR THE MONTH**

The caucus meeting will be held March 31, 2009, the agenda meeting will be held April 13, 2009 and the next public meeting will be on April 20, 2009.

### **PUBLIC FORUM**

There was no public comment.

### **ADJOURNMENT**

There being no further business to conduct; Bruce Bilotti moved to adjourn the meeting at 7:38 p.m., seconded by Kyle Patino.