
**Public Meeting
March 17, 2008**

Michael J. Kirlin called the regular meeting of the Concord Township Planning Commission to order at 7:00 p.m. on March 17, 2008 at the Concord Township Municipal Building in Steven Miller's absence. The following members were present: Michael W. Raith, James H. Borden, Virginia L. DeNenno, Sarita Trivedi, John E. Heyburn, Bruce R. Bilotti, and Kyle Patino.

APPROVAL OF MINUTES

Ms. Trivedi moved that the minutes of the February 18, 2008 meeting be approved. Mr. Borden 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:

➤ **Cellco Partnership (Prel LD)** 430 Wilm.-West Chester Pike/3.867 ac/120-foot monopole antenna support structure within a 2,500 sq. ft. fenced compound.

➤ **Kwang Lee LLC Phase 1 Final** (Final Land Development) 970 Baltimore Pike/Retail Shopping Center/Bank.

➤ **Laughlin-Cliffe** (Final Minor Sub Lot Line Adjustment) 384 Smithbridge Rd. Ms. DeNenno, Project Manager, Matt Houtmann (G.D. Houtman & Sons) summarized

the application to redefine the lot lines between two properties: 384 and 386 Smithbridge Roads due to pool construction by the Laughlins in exchange for an equal quantity of ground for the Cliffes. The lot areas are exactly the same. Ms. DeNenno motioned to recommend approval to the Board of Supervisors noting the following reviews: The Concord Township Sewer Authority letter dated 2/6/08 will not be reviewing this subdivision because there is no sewage involved, the Delaware County Planning Department letter of 2/21/08 had no issues and the Pennoni Associates letter dated 2/28/08 had some very minor issues such as the seal of the surveyor. The motion was seconded by Jim Borden. There being no further questions or discussion from the Planning Commission or audience, all voted in favor to recommend final approval to the Board at the upcoming April 1, 2008 meeting.

➤ **Benson Companies LLC “Pine Valley”** (Prel Land Dev) 105 Andrien & 186 Springlawn Roads/39 ac/34 sf homes. Mr. Matt Houtman (G.D. Houtman & Sons) engineer for the Applicant, and Mr. Bo Erixson representing Benson Companies were in attendance. Mr. Kirlin reviewed the plan to reverse subdivide three (3) parcels and then subdivide into 35 lots, lot #27 will contain an existing dwelling and #28 contains an existing barn and a proposed dwelling. Utilities, landscaping, storm water management, public water and sewers are also proposed. Mr. Kirlin motioned to recommend preliminary plan approval. Of the eight waivers recommended, the Planning Commission supports the following six (6) waivers only: §160-39-B.1 to allow a cul-de-sac greater than 700 ft.; §160-39.C.6 maximum grade of a street within 50 ft of a right-of-way line of an intersecting street; §160-39.C.9 maximum slope of banks measured perpendicular to the center line of the street; §160-49.F.3 regarding maximum percentage of wet line margins to be altered, regraded, filled or built upon; §160-49.G.6.b regarding the maximum percentage of disturbance of steep and very steep slopes; §148-53A.2 regarding the disturbance within the required 30 ft. riparian buffer extending to either side of the top of the bank of a perennial or intermittent stream passing through the site. The two (2) waivers the Planning Commission **do not support** are §160-9.H to allow one submission instead of two, and §160-23.B.15 conduct a tree survey for all existing, freestanding trees greater than 12” caliber, 36 ft. high without replacement. The Planning Commission feels the trees should all be replaced or a fee-in-lieu of considered. Mr. Kirlin motioned to recommend **preliminary** approval subject to the following conditions and letters: Pennoni letter dated 3/11/08; Thomas Comitta letter dated 3/10/08, the Fire Marshal email of 12/18/07; the Delaware County Planning Department letter dated 7/19/07; the Concord Township Sewer Authority letter dated 10/8/07; that the Board of Supervisors grant conditional use provision to allow the applicant to place the storm water basins in the open space of a cluster development; that the amount of disturbance to the steep slopes and wetland margin be limited to the amount shown on the plans and no more; sidewalks be required on both sides of the streets as required by §210-12.A.3.f; that the HOP plan is subject to PennDot and Township Engineer approval; fee-in-lieu of for recreational use & open space should be addressed by the Board prior to final plan approval; the elevations should be submitted prior to final plan approval for approval; all easements, access agreements, and HOA documents should be approved by the Township Solicitor; and the streets names should be coordinated with the Township for authorized names as required in §160-39-A.12. Ms. DeNenno was questioned regarding the street names by Mr. Erixson. Mr.

Jerry Crosby of 6 Hitchcock Lane had questions regarding the storm water basin in the open space in regard to the conditional use hearing. Mr. Petrosa wanted to discuss further zoning interpretation, buffering, the tree survey, the sidewalks and the storm water basins in cluster developments, access to the Fred Field property and the requirement of a traffic study. This discussion did not change the motion. Mr. Kirlin suggested further discussion with the Board of Supervisors on the issues brought up by Mr. Petrosa. As there were no further comments or questions from the Planning Commission or the audience, all voted in favor of recommending **preliminary approval** to the Board of Supervisors.

OTHER COMMISSION MATTERS

There were no other commission matters discussed.

SCHEDULE FOR THE MONTH

The caucus meeting will be held March 25, 2008, the agenda meeting will be held April 14, 2008 and the public meeting will be on April 21, 2008

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct, Ms. DeNenno moved to adjourn the meeting at 8:14 p.m., seconded by Mr. Bilotti.