

Public Meeting April 20, 2009

Steven D. Miller called the regular meeting of the Concord Township Planning Commission to order at 7:03 p.m. on April 20, 2009 at the Concord Township Municipal Building. The following members were present: Virginia L. DeNenno, James H. Borden, Bruce R. Bilotti, John E. Heyburn, Michael J. Kirlin, Michael W. Raith, and Kyle Patino. Sarita Trivedi was absent.

APPROVAL OF MINUTES

Mr. Raith moved that the minutes of the March 16, 2009 meeting be approved. Mr. Bilotti seconded this motion. The minutes were unanimously approved.

PROJECT MANAGER'S REPORTS

There were no Project Manager's Reports reviewed or discussed.

OLD BUSINESS

No old business was reviewed or discussed.

NEW BUSINESS

➤ **Advantage-58 Lacrue** (Prel/Final Land Development) 58 Lacrue. Flex Office/Warehouse. Mr. Jamie Panetta (Advantage Industries), Mr. Anthony Diver (Tamora Building System) and Mr. Chuck Dobson (Inland Design) were in attendance. Mr. Heyburn, Project Manager reviewed the plan original date January 23, 2009, last revised March 20, 2009 which proposes to develop 6 acres in the L-I Zoning district. An existing structure is to be demolished and a 65,625 s.f. flex office/warehouse will be constructed with improvements to the site infrastructure including storm water management. The Applicant requested four (4) waivers: §160-9H requesting that the plan be considered preliminary/final (which would be an upgrade from the application now which is preliminary); §160-23.B.15 relating to the tree masses of 12" caliper or greater; §160-42.A regarding the sidewalks along Lacrue Ave.; and §160-50.D regards the location of street trees in the right-of-way; an additional waiver was added on Friday thru an email which pertains to §148-53.A of the storm water management ordinance which was then discussed in much detail. Mr. Chuck Dobson (Inland Design) explained why a waiver from §148-53.A was relevant to this project and Ms. Britney Hackman (Pennoni Associates) answered questions from the Planning Commission regarding this

waiver. Mr. Heyburn motioned to recommend approval considering the comments of the following letters and waivers are acceptable to the Applicant. The Commission recommended approval of four (4) out of the five (5) waivers that were listed. The one (1) waiver §160-42.A, the Planning Commission does not recommend pertains to the sidewalks along Lacrue Ave. The following review letters: 14 comments from the Pennoni letter dated 4/10/09, 17 comments from the Comitta letter dated 4/9/09, 5 comments from the Stubbe consulting letter dated 3/30/09, 2 comments from an email of the Fire Marshal email dated 4/7/09 and the DEP letter dated 3/12/09. The Historic Commission has no conflicts with the project. Mr. Raith seconded the motion. As there was no further discussion or comments from the Planning Commission or the public, seven (7) members of the Commission voted to recommend final approval to the Board of Supervisors, Kyle Patino abstained, and Sarita Trivedi was absent.

➤ **Brinton Land Dev-Phase 7A** (Prel LD)-Evergreen Dr. & Conchester Rd. /Lots 3 & 8. Two (2) office bldgs. Messrs. Fred Weitzman and Jeff Haas (Wynnewood Development) and Mr. Bill Rearden (Bohler Engineering) were in attendance. Mr. Jim Borden reviewed the proposed plan to construct a three-story, 64,000 s.f. office building and a three-story 63,263 s.f. office building including 21,008 s.f. "Health plex" within a portion of the Brinton Lake Corporate Center; these offices will be located on Lots 3 and 8 of the approved Master Development Plan (provided on Sheet 2). Additionally, it appears a portion of Lot 9 will be conveyed to Lot 8. The plan is dated 2/27/09. The plan shows ten waivers granted for the master plan, one for Phase III, one for Phase V, one for Phase VI and one for Phase VII and invoking three from the original final plans, the plan requests a waiver from §160-9.H. which requires a two phase process of preliminary and final. There are questions to be resolved regarding what waivers apply. Storm water management, traffic, and landscaping, the Applicant has withdrawn the request for waiver §160-9H and is proceeding with the two phase process. The request for this waiver should be removed from the plan. Prior to Mr. Borden's motion, he requested that the Applicant provide a copy of the original master plan cover sheet. Waivers granted one thru six do not carry over, any new waivers must be listed. Mr. Borden motioned to recommend preliminary approval contingent upon the following conditions: Waiver §160-9.H be removed from the plan, submittal of elevations for approval by the Board of Supervisors, that the outstanding questions mentioned earlier be resolved prior to submittal of the final plan, and compliance with the following review letters: Concord Township Sewer Authority letter dated 4/14/09, Pennoni Associates letter dated 4/9/09, Fire Marshal email dated 4/6/09, Thomas Comitta Associates letter dated 4/2/09, Delaware County Planning Dept. letter 3/19/09, and electronic format suitable to the Township.

Mr. Bilotti seconded the motion. John Heyburn inquired as to whether there were any residential properties abutting this phase of the project. Mr. Borden stated the residential properties abut Phase 7B, not this phase which was confirmed by Mr. Haas. Mr. Miller reconfirmed there was public water and public sewer. As there was no further discussion or comments from the Planning Commission or

the public, seven (7) members of the Commission voted to recommend final approval to the Board of Supervisors, Kyle Patino abstained, and Sarita Trivedi was absent.

OTHER COMMISSION MATTERS

There were no other commission matters reviewed or discussed.

SCHEDULE FOR THE MONTH

The caucus meeting will be held April 28, 2009, the agenda meeting will be held May 11, 2009 and the next public meeting will be on May 18, 2009.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

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