
**Public Meeting
April 21, 2008**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7:01 p.m. on April 21, 2008 at the Concord Township Municipal Building. The following members were present: Michael W. Raith, Virginia L. DeNenno, James H. Borden, Michael J. Kirlin, Kyle Patino and John E. Heyburn. Bruce R. Bilotti and Sarita Trivedi were absent.

APPROVAL OF MINUTES

Mr. Raith moved that the minutes of the March 17, 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

➤ **Diamond State Management (Prel LD)** Commercial retail & coffee shop (Cuisine's) John Jaros, Esq., attorney for the applicant, gave a brief presentation and answered questions regarding the proposed Walgreens and coffee shop or restaurant project. Mr. Jaros also advised his client is withdrawing the restaurant drive thru portion of the application. He was accompanied by John Papili (Diamond State Management) and Joe Viscuso, PE (Stantec Consulting).

➤ **Heintz** (Final Minor Sub) 412 Conchester Hwy/6.15 ac/3 lots. Applicant, Henry Heintz was in attendance. Ms. DeNenno, Project Manager, reviewed the fourth plan submission last revised 2/25/08 and referred to the last Pennoni letter dated 3/11/08 and the outstanding issues: no planning module has been provided; §160-43D sufficient access not provided at this time, §160-8 . Ms. DeNenno could not recommend approval at this time because of the outstanding issues mentioned. The Chairman requested

Mr. Heintz grant the Commission an extension. Mr. Heintz agreed to sign the extension.

➤ **Kwang Lee LLC Phase 1 Final** (Final Land Development) 970 Baltimore Pike/Retail Shopping Center/Bank. Mr. Lee was represented by his attorney Mark Damico and engineer Joel Dellicarpini (Bohler Engineering). Mr. Kirlin reviewed the proposed plan for two retail buildings and a bank on 12.01 acres in a C-2 zoning district. Mr. Kirlin motioned for final plan approval commensurate with the following conditions: Pennoni letter dated 4/11/08; Thomas Comitta letter of 4/16/08; Concord Township Sewer Authority (Walt Fazler) letter dated 1/10/08; Concord Township Fire Marshal's email dated 1/21/08; the DEP Planning Module exemption letter dated 1/31/08; the Delaware County Planning Department letter of 1/17/08 and plans should be submitted in electronic format acceptable to the Township Engineer. Ms. DeNenno seconded the motion. There being no discussion or questions from the Planning Commission or the audience, all voted in favor to recommend final plan approval of the Phase 1 Final Land Development to the Board of Supervisors at the May public meeting.

➤ **Brandywine Youth Club Gymnasium** (Prel Land Dev) 43 Thornton Rd./18.5 ac/new gymnasium. Mr. Matt Houtman (G. D. Houtman & Sons), Mr. Jerry Montello, Esq., Mr. Ken Kynett, Esq. and Ms. Ingrid Welch (BYC President) were in attendance representing Brandywine Youth Club. Michael Raith, Project Manager gave an overview of the new 25,860 sq. ft. gymnasium on Township-owned property site (formerly known as 700 Baltimore Pike). The land will be leased by Brandywine Youth Club. Sidewalks and storm water management are also proposed. The plan is also scheduled for a Conditional Use Hearing. A rezoning hearing from R-2 residential to M/I Municipal Institutional for the Township property from R2 is also scheduled. No waivers have been requested from the applicant. Mr. Raith motioned for preliminary approval subject to the following conditions: the Pennoni letter dated 3/25/08, the Historic Commission's letter dated 4/2/08, the Fire Marshal's email dated 4/2/08, the Delaware County Planning Department's letter dated 2/21/08, subject to conditional use approval and zoning change from R2 to M/I, and plans should be submitted in an electronic format acceptable to the Township Engineer. Mr. Jim Borden seconded the motion. There was discussion regarding more description and use of the building, restroom/shower facilities, water and sewer and the entrance/exits. There being no further discussion or questions from the Planning Commission or the audience, all voted in favor to recommend preliminary plan approval to the Board of Supervisors at the May 6, 2008 public meeting.

➤ **Everett** (Final Minor Subdivision) 190 Governor Markham Dr./3.63 ac/2 lots. Mr. Keith Everett was in attendance. Project Manager (Bruce Bilotti) was absent. Nate Cline (Pennoni Associates) reviewed Mr. Everett's Final Minor Subdivision plan to subdivide 3.63 acres into two (2) lots located in a R-1 zoning district. Lot 1 will contain the existing house with pool and two (2) sheds; Lot 2 will contain a proposed dwelling, driveway and storm water management facilities. Lot 2 contains existing wetlands, and a portion of it is within the 100-year floodplain (Zone X). Both lots will have onsite sewage disposal and water. The applicant has requested five (5) waivers: §160-38,

regarding monuments to be set at all street right-of-ways; §160-43.I.(9) regarding buffer landscaping along both sides of the accessway and along the front property line for rear lots, §160-50.B regarding street trees/shade trees, §160-50.E(1)(a) regarding shade trees if 12-inch caliper or more or at a height of 36 inches from the ground to not be removed unless authorization is granted by the Township and to plant one (1) tree of not less than 3-inch caliper for each such tree to be destroyed; and, §148-53.A(2) regarding a 30-foot riparian buffer to be provided to either side of the top of the bank of perennial or intermittent stream. Mr. Miller motioned for final minor subdivision approval contingent upon the following review letters: Pennoni Associates review letter dated March 25, 2008, the Delaware County Planning Commission letter dated June 21, 2007, the Fire Marshal's e-mail dated April 4, 2008, the Concord Township Sewer Authority email of June 6, 2007 that there are no sewers available – lots will be serviced by on-site sewage disposal, and plans should be submitted in an electronic format acceptable to the Township Engineer. The motion was seconded by John Heyburn. There being no further discussion or questions from the Planning Commission or the audience, all voted in favor of recommending final minor subdivision approval to the Board of Supervisors.

➤ **Garnet Valley High School Tennis Courts** (Prel/Final Land Dev), 552 Smithbridge Rd/8 tennis courts. Mr. Bruce Craig of Garnet Valley School District was in attendance for the Applicant. Mr. Nate Cline (Pennoni Associates Inc) reviewed the plan in the Project Manager's (Bruce Bilotti) absence. The property has been rezoned to M/I Municipal zoning. No sewers are required. The plan calls for eight (8) tennis courts, fencing, and a buffer on the eastern side of tract. The revised plans will have a macadam walkway off of Cat Paw driveway except for the creek area. The township suggested no parking signs along Cat Paw driveway. Mr. Miller motioned to recommend preliminary/final approval contingent upon the following review letters: Pennoni Associates letter dated April 11, 2008, the Delaware County Planning Department letter of March 20, 2008, the Delaware County Conservation District letter dated March 20, 2008 and plans should be submitted in an electronic format acceptable to the Township. Mr. Patino seconded the motion. There was discussion on storm water, notification of neighbors, safety of walking along Cat Paw Lane, fencing, parking and availability of the public to use the tennis courts. There being no further discussion or questions from the Planning Commission or the audience six (6) members of the Commission voted for approval; John Heyburn was opposed. The Planning Commission will recommend approval to the Board of Supervisors.

OTHER COMMISSION MATTERS

The following applications were reviewed by the Planning Commission and comments were forwarded to the Board of Supervisors.

- Mariani "The Shops at Glen Mills" (Sketch Plan – Subdiv./Land dev.)
- Rezoning of Dante property proposed ordinance comments
- C-2 Carwash Proposed Ordinance proposed ordinance comments
- Varriole "Summit Crossing" Conditional Use-PC review & comments
- Benson "Pine Valley" Conditional Use-PC review & comments.
- Onix Hospitality Concord, LLC "Chick-Fil-A" Conditional Use Hearing

- Concord Township/BYC Conditional Use-PC review & comments

SCHEDULE FOR THE MONTH

The caucus meeting will be held April 29, 2008, the agenda meeting will be held May 12, 2008 and the public meeting will be on May 19, 2008.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct, Mr. Raith moved to adjourn the meeting at 8:15 p.m., seconded by Mr. Kirlin.

