
**Public Meeting
July 21, 2008**

Michael J. Kirlin called the regular meeting of the Concord Township Planning Commission to order at 7:00 p.m. on July 21, 2008 at the Concord Township Municipal Building. The following members were present: Michael J. Kirlin, James H. Borden, Michael W. Raith, Bruce R. Bilotti, Sarita Trivedi and John E. Heyburn. Virginia L. DeNenno, Steven D. Miller and Kyle Patino, were absent.

APPROVAL OF MINUTES

Mr. Borden moved that the minutes of the June 16, 2008 meeting be approved. Mr. Bilotti 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

➤ **Hines, Jeff** (Final Minor Subdivision) 3667 Garnet Mine Rd. /6 ac/3 lots. Ms. Trivedi, the Project Manager announced that the Hines' have granted a 90-day extension to November 19, 2008.

➤ **Brandywine Youth Club** (Final LD) 45 Thornton Rd/Gymnasium. Mr. Matt Houtmann (G.D. Houtman & Son Inc.) represented the Applicant. Michael Raith reviewed the plan to construct a gymnasium on Township property. Mr. Raith motioned to recommend final land development approval to the Board of Supervisors subject to compliance with the following review letters: 1) Pennoni Associates letter dated July 14, 2008 which includes but is not limited to the preliminary lighting plan and the Township SEO approval, 2) the Fire Marshal's email dated July 7, 2008 and 3) the 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 public, all voted in favor to **recommend final plan approval** to the Board of Supervisors.

➤ **Maris Grove-Erickson-Neighborhood 3** – (Final LD) Brinton Lake Rd and Spring Valley Rd/375 units and one community building. Mr. Eric A. Britz, P.E. (Bohler Engineering) gave a quick overview of the proposed Neighborhood 3 (southeastern most corner of the property). Mr. Randy Kuser (Concord Campus, LP) and J. Adam Matlawski (McNichol, Byrne, and Matlawski, P.C.) were also in attendance. Mr. Britz reported that he has just received comments from the Concord Township Sewer Authority (Bradford Engineering) and the Fire Marshal. Erickson will comply with all comments. The applicant is requesting two (2) waivers: §160-23.A.1 plan scale and §148-7.B.1.B Maximum 30% disturbance of slopes. Mr. Kirlin motioned to recommend final land development approval of the plans last revised, 4/1/08 with landscaping and material plans, lighting plans dated 3/31/08, along with the storm water management report dated 4/1/08. The Applicant Concord Campus LP proposes to construct Neighborhood 3 of Maris Grove Campus and Erickson Retirement Community. Neighborhood 3 consists of a Community Building, of Residential Buildings 3.1, 3.2, 3.3 and 3.4 and associated parking, driveway, storm water management, landscaping and utilities necessary to support the development. The project is located within the Continuing Care Retirement Community (CCRC Overlay Zoning District), public sewer and water is proposed. The overall development was granted preliminary approval by the Board of Supervisors in accordance with Resolution No. 52-2004. Neighborhoods 1 and 2 received final plan approval from the Board of Supervisors in accordance with Resolution Nos. 51-2005 and 50-2006. The Planning Commission will recommend final plan approval with two (2) waivers: §160-23.A.1 plan scale and §148.7.B.1.b regarding the maximum 30% disturbance of steep and very steep slopes and subject to the following letters and conditions: Pennoni Associates letter dated 6/18/08, Thomas Comitta Associates letter dated 6/6/08, Stanley Stubbe lighting review letter dated 5/19/08, Concord Township Fire Marshal email dated 6-27-08, Walt Fazler letter (Bradford Engineering) dated 6/27/08, Delaware County Planning Commission letter dated 6/19/08, the Concord Township Zoning Officer's email dated 7/17/08 confirming the Michael O'Canis letter of 7/15/08 re: the comment #1 in the Pennoni letter of 6/18/08, Bohler's letter dated 7/2/08, and the plan submitted in electronic format suitable to the Township Engineer. Bruce Bilotti seconded the motion. Ms. Trivedi commented on the overgrowth outside of the fence on Spring Valley Road and the upkeep needed. There being no further discussion or questions from the Planning Commission or the public, all voted in favor to **recommend final plan approval** to the Board of Supervisors.

OTHER COMMISSION MATTERS

Mr. Raith introduced Rick O'Brien who gave a synopsis on behalf of **Massage Envy** for the proposed site in the Concordville Town Centre, Baltimore Pike and Route 322 (next to Five Below). Mr. O'Brien stated the company is a national franchise operation out of Scottsdale, AZ, providing massage therapy by therapists from accredited schools

who have had background checks. Business is by appointment or walk-in. A new store has just recently opened at the Brandywine Town Center (N. Wilmington, DE) and there are 390 more locations under development.

Mr. Kirlin announced the Planning Commission would forward their comments to the Board of Supervisors prior to the Conditional Use and Ordinance Hearings.

Joseph Viscuso, PE (Stantec Consulting Services) reviewed the **Diamond State Management –Fogel** plan for discussion only. John Cappelli (Naamans Creek Crossing LLC) was also in attendance to answer any questions. The original plan calls for a Walgreens and a coffee shop on the site where Cuisines currently stands (Rt. 202 & Beaver Valley Rd.). The coffee shop was removed from the plan and retail shops with no drive thru has been substituted. There was much discussion regarding buffering between properties and alignment of the driveway with that of Commerce Bank. The Township Engineer will take a closer look at this.

SCHEDULE FOR THE MONTH

The caucus meeting will be held July 29, 2008, the agenda meeting will be held August 11, 2008 and the public meeting will be on August 25, 2008.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct, Mr. Raith moved to adjourn the meeting at 7:35 p.m., seconded by Mr. Bilotti.