
**Public Meeting
September 15, 2008**

Steven D. Miller called the regular meeting of the Concord Township Planning Commission to order at 6:59 p.m. on September 15, 2008 at the Concord Township Municipal Building. The following members were present: Steven D. Miller, Michael J. Kirlin, Virginia L. DeNenno, Bruce R. Bilotti, John E. Heyburn, Sarita Trivedi and James H. Borden. Michael W. Raith and Kyle Patino were absent.

APPROVAL OF MINUTES

Mr. Borden moved that the minutes of the August 18, 2008 meeting be approved, which was seconded by Mr. Bilotti. 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

➤ **State Line Ventures LLC** (formerly Montchanin – Final LD) 91 Wilmington-West Chester Pike/retail & restaurant. John Jaros, Esquire (Riley Riper Hollin & Colagreco) and P. J. Close, P.E. (Kelly & Close Engineers) were in attendance with the applicant Alan Perry of State Line Ventures. John Heyburn (Project Manager), reviewed the application and plan original date 4/21/05, last revised on 6/18/08 which proposes to convert an existing 20,000 s.f. bldg. from an automotive sales & service center to retail and restaurant and also construct a 4920 s.f. addition for retail/restaurant use on 4.47 ac. An existing 3500 s.f. restaurant will remain on the site. No waivers were requested. The Applicant is also seeking conditional use relief from §210-196.D.1. to permit parking below

the minimum requirements and from §210-197.G. Mr. Heyburn motioned to recommend approval to the Board of Supervisors contingent upon compliance with the following conditions: approval at the conditional use hearing scheduled for 9/16/08 to allow parking between the street and the building and also allow a lesser amount of spaces for the intended use; the Planning Commission recommends that sidewalks be installed along Rt. 202 as per Concord Twp. land development code; compliance with the first sentence of an email from John Jaros dated 9/10/08 stating that his client will remove the outdoor restaurant as proposed on the plan; compliance with all comments of the Pennoni letter dated 8/26/08; the Thomas Comitta letter dated 7/31/08; the Stubbe Consulting letter dated 7/25/08; the Concord Township Sewer Authority and Bradford Engineering letter dated 8/22/08; the Fire Marshal email dated 9/9/08; and the Delaware County Planning Commission letter dated 7/17/08. All Historical Departments have been satisfied as the Historic Resource Study has been submitted prior to the last presentation of the plan. Ginny DeNenno seconded the motion. Mr. Miller questioned if Mr. Heyburn had received elevations. Mr. Jaros stated they had been submitted to the Township for the Conditional Use Hearing tomorrow night. Mr. Miller questioned the Township Engineer as to the adequacy of the parking. Mr. Heyburn amended his motion to include the Concord Township Sewer Authority letter dated 9/9/08 with the Bradford Engineering letter dated 8/22/08 attachment. Ms. DeNenno seconded the amended motion. There being no further discussion by either the Commission or the public, the Planning Commission members voted unanimously to recommend approval.

➤ **Naamans Creek Crossing** (formerly Diamond State Mgmt - Prel LD) – Route 202 & Beaver Valley Road/2 retail buildings. John Jaros, Esq. (Riley Riper Hollin & Colagreco), John Papili (developer's agent for Naamans Creek Crossing) and Joe Viscuso, P.E. (Stantec). Project Manager Mike Kirlin reviewed the project to consolidate four parcels (2.98 acs total), demolish two existing buildings (11,190 s.f.) and construct a 14,550 s.f. drug store and a 5,076 s.f. retail building. Three waivers have been requested as noted on sheet 4, the Planning Commission in its motion will only support the waiver from §160-9.H. requiring separate preliminary and final LD phases. Mr. Kirlin motioned to recommend preliminary/final plan approval of the plans original date 2/21/08, last revised 8/25/08 to the Board of Supervisors with compliance of the following letters: Thomas Comitta Associates letter dated 9/10/08, Stubbe Consulting letter dated 9/9/08, the Concord Township Sewer Authority letter dated 9/9/08 with Walt Fazler attached letter dated 9/8/08, the Pennoni Associates letter dated 9/5/08, the Fire Marshal email dated 5/2/08, with the Historic Commission's approval, the Delaware County Planning Commission letter dated 3/20/08, the DEP letter dated 9/2/08, lighting fixtures adjacent to the residential properties be no more than fifteen feet in height, that a no left hand turn lane sign should be at the exit to Rt. 202, and plans be submitted in electronic format acceptable to the Township Engineer. There being no further discussion by either the Commission or the public, all voted in favor to recommend preliminary/final plan approval to the Board of Supervisors.

OTHER COMMISSION MATTERS

No other commission matters were reviewed or discussed.

SCHEDULE FOR THE MONTH

The caucus meeting will be held September 30, 2008, the agenda meeting will be held October 13, 2008 and the public meeting will be on October 20, 2008.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct, Mr. Borden moved to adjourn the meeting at 7:17 p.m., seconded by Ms. Trivedi.