
**Public Meeting
June 18, 2007**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7:35 p.m. on June 18, 2007 at the Concord Township Municipal Building. The following members were present: Michael J. Kirlin, Virginia L. DeNenno, James H. Borden, Michael Raith, Sarita Trivedi and Bruce Bilotti. John Heyburn was absent.

APPROVAL OF MINUTES

Mr. Borden moved that the minutes of the March 19, 2007 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

➤ **Auto Truck Outfitters** (Prel Land Development) 203 Wilmington-West Chester Pike/22, 760 sf/Service bldg., vehicle service & office space. The applicants John Wilczynski and Scott Wilczynski were in attendance along with their engineer (John Fellows, McCrone, Inc.) and their attorney (Don Petrosa). Mr. Kirlin, the Project Manager, gave an overview of the plan dated November 22, 2006, last revised on June 1, 2007. Mr. Kirlin motioned to recommend preliminary approval conditioned as follows: Pennoni Associates, Inc. letter dated June 13, 2007, Concord Township Sewer Authority letter dated February 13, 2007, the Concord Township Fire Marshal's e-mail of January 4, 2007, C. Stanley Stubbe Lighting Consultant's letter dated January 13, 2007, Thomas Comitta's letter dated January 19, 2007, Delaware County Planning Department's letter dated December 21, 2006 (applicant is responsible for approval of holding tank), the Delaware County Planning Commission letter dated November 6, 2006. Of the four (4) waivers: three (3) are recommended: §160-41 I to allow access to Rte 202 instead of Watkin Ave., §160-42A requires sidewalks be placed along Rte 202 and along the rear portion on Watkin Ave., §160-50 B relief from planting shade trees in the ROW along Rte 202; §160-50 C 3 f relief from 8' wide islands at the end of a row of parking, and change the waivers list on the plans to the correct ordinance number. After some discussion, as there were no further questions from the Planning Commission or the audience, Mike Kirlin's motion was amended to remove # 9 from the Pennoni letter dated June 13, 2007, remove #2, 3, and 4 from the Thomas Comitta letter dated January 19, 2007 and to recommend sidewalks along Rte. 202, but not along Watkin Ave. so as

to maintain the residential character of the neighborhood. Ginny DeNenno seconded the motion. All voted in favor of recommending preliminary approval to the Board of Supervisors.

➤ **TOG Construction** (Prel Subdivision), 505 Conchester Hwy & 620 Concord Rd/12.27 acres/12 lots, 2 existing. The applicants, Jim Gillespie and Tom Gillespie, were in attendance with their engineer Steve Wasylsyn (G.D. Houtman & Sons). The Project Manager, Michael Raith, gave an overview of the project. A preliminary plan dated June 21, 2006, last revised April 25, 2007 was reviewed which proposes to reverse subdivide two parcels (5.057 acres) and (7.309 acres), and then subdivide into twelve (12) lots including the existing dwelling. The parcels are located west of Concord Rd, north of its intersection with Cheyney Rd and east of Conchester Hwy. Two (2) cul-de-sac streets are proposed, with Ralph Pyle Dr. providing the only public access to the site. Ralph Pyle Dr. is proposed to access Concord Rd., approximately 200 ft. west of Cheyney Rd. The parcels are zoned R-2 with both water and public sewer proposed. Four (4) waivers were requested on the plan: §160-39.B.(1) regarding cul-de-sac length, §160-39.C.(9) regarding slopes adjacent to the cartway, §160-39.C(6) regarding vertical curves for proposed roads, and, §148.53.A. regarding infiltration of soils onsite. The Planning Commission recommended granting all of the above waivers. One (1) additional waiver was requested and deferred to the Board of Supervisors: §160-49.F.(3) regarding no more than 20% of wetlands margin be altered, regarded, filled or built upon. The Delaware County Planning Department recommended approval, the PA Dept of Environmental Protection Agency granted approval of an exemption from Sewage Facilities Planning, the Zoning Hearing Board granted approval of a variance request on March 21, 2007 of §210-183.9(A)(1), to permit a lot line less than eighty five (85) feet to an historic resource and Section 210-276, to permit a portion of the required open space to be included within Lot No. 1 to be owned and maintained as private open space. Mr. Raith motioned to recommend preliminary plan approval along with the requested four (4) waivers subject to compliance with the following review letters: Pennoni Associates, Inc. letter dated June 8, 2007, e-mail from the Fire Marshal dated November 15, 2006, Concord Twp. Sewer Authority letter dated June 13, 2007, the Historical Commission's letter dated October 21, 2006, and Delaware County Planning Department's letter dated July 20, 2006. All plans must be submitted in electronic format suitable to the township. Jim Borden seconded the motion. Ms. DeNenno asked about setback requirements. Mr. Cline commented on his June 8, 2007 letter regarding storm water facilities in the open space of a cluster development. The applicant was instructed to contact PennDOT for Concord Rd. once an approval is received. There being no further questions or discussion from the Planning Commission or the audience, the Planning Commission voted unanimously to recommend preliminary 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 June 26, 2007, agenda meeting will be held July 9, 2007, and the public meeting will be on July 16, 2007.

PUBLIC FORUM

Marty Rudman inquired as to when the Main Line Hospital would be on the Planning Commission agenda. Mr. Rob Risnychok of 15 Woodside Farm Dr. attended representing Concord Hunt to express his community's concerns regarding a proposed cell tower on municipal property at Smithbridge and Temple Rds. Mr. Risnychok was directed by the Chair and Vice Chair to attend a

special meeting that was set up specifically for this topic on Tuesday, June 19 at 7pm at the Garnet Valley Middle School.

ADJOURNMENT

There being no further business to conduct; Michael Kirlin moved to adjourn the meeting at 8:15 p.m., seconded by Bruce Bilotti.