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**Public Meeting  
July 16, 2007**

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Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7:00 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. Kirlin moved that the minutes of the June 18, 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**

Steve Miller announced to the audience that the Benson plan would not be discussed this evening as a meeting is being scheduled between the developer, residents, and the township in the very near future. The Planning Commission review of the plan would not be until September 17. Sign-up sheets were provided for interested residents to be contacted. Mr. Kirlin, the Project Manager for the Benson plan, gave the audience a summary of the planning process and took some questions from residents. A petition and a page of questions were submitted to the Planning Commission by Jerry Crosby of 6 Hitchcock Lane to be distributed to the Board of Supervisors.

➤ **Butler** (Final Minor Subdivision) 366 Cheyney Rd/3.4 ac/3 lots, Ms. Trivedi, Project Manager announced a 90-day extension has been granted by the applicant.

➤ **Crossroads Center LP-2007** (Prel/Final LD), 1102 Baltimore Pike/5.13 ac. The applicant, Martin Rudman (Crossroads Center LP), represented by Robert Linn, (Linn Architects) and Carrie Brown, Esq. (Marcus and Hoffman) were in attendance. Michael Raith, the Project Manager, gave an overview of the project to consolidate a .14 ac parcel with an adjacent 4.99 ac parcel. An existing 510 sq. ft. building is to be demolished and a new 1240 sq. ft. retail building is to be constructed in a C-2 zone with public water and sewer. The applicant requested two waivers: from §160-12 requiring submission of a preliminary plan and from §160-50.C.3F1 requiring eight ft. wide landscape islands.

Note #7 on the plan should be removed. The Historical Commission and Public Works Dept. had no comments. Mr. Raith motioned to recommend preliminary/final approval including the two waivers subject to compliance with the following conditions: the Pennoni letter dated July 9, 2007, the Concord Township Sewer Authority letter dated July 10, 2007 incorporating Walt Fazler's comments dated July 5, 2007, Thomas Comitta's letter dated June 7, 2007 in regards to landscape design, Thomas Comitta's letter dated June 12, 2007 incorporating the comments of C. Stanley Stubbe, lighting consultant and his comments dated June 12, 2007, the Fire Marshal's email dated July 2, 2007, the DCPD letter dated May 17, 2007, plan must be submitted in electronic format suitable to the township engineer, upon approval of the Board of Supervisors that all parking issues be resolved that may be outstanding at that point, conditioned that the use be retail as indicated in the proposed plan (any other such use i.e. restaurant be allowed only by zoning approval or by the approval by the Board of Supervisors), and that the elevations of the building be more aligned with the existing Fulton Bank (more stone). Ginny DeNenno seconded the motion. Bob Linn further discussed the elevations on display, and Carrie Brown, Esq. discussed the Sewer Authority comments. There being no further questions or discussion from the Planning Commission or the audience, the Planning Commission voted unanimously to recommend preliminary/final approval to the Board of Supervisors at its upcoming meeting in August.

➤ **Khosravi** (Prel/Final LD), Intersection of Pyle Rd. & Wilm.-West Chester Pike/bldg. expansion. Applicants Patricia McGrath Khosravi and Nasser Khosravi were in attendance along with their attorney (Joseph P. Caranci, Jr., Esq.) and engineer (Ramin Abbaszadeh, PE of GreyFox Consulting, Inc.) Jim Borden, Project Manager, reviewed the applicant's proposal to build a one story, 1,880 sq. ft. addition to an existing two story 1,101 sq. ft. building currently used as a retail store in a C-2 zoning district serviced by public water and private sewer by means of on-site septic holding tank. The plan dated April 20, 2007, last revised June 25, 2007, requests six waivers: §160-39C21B regarding ultimate right-of-way requirements from Wilm.-West Chester Pike and Pyle Road, §160-42.A regarding sidewalks along same, §160-50.J3 regarding parking lot screening, §160-50D2 regarding foundation area landscaping and §160-50.B regarding street trees. Delaware County Planning Department letter dated May 17, 2007 recommends approval contingent upon historical and archeological comments; a memo dated June 12, 2007 from the Historic Commission states that a Historic Resource Study is needed for Resource #9 across the street on Route 202 and references a previous study; a June 13, 2007 Concord Township Sewer Authority memo states that, due to the 500+/- distance to the nearest sewer connection, the Board voted not to require connection to the public sewer. However, a request was made by the Board of Supervisors that a condition be included at plan approval that if public sewers cross this property at any time in the future this property must tie in. The Fire Marshal email memo dated June 29, 2007 has no issues with this plan; the Pennoni letter dated July 9, 2007 has five comments outstanding which are resolvable; and the Thomas Comitta letter dated July 10, 2007 which addresses landscaping issues involved with the waivers requested involving the landscaping issues and the letter from C. Stanley Stubbe lighting consulting recommends corrections of the lighting information on the plan. Based on the above, Mr. Borden recommended approval contingent on the following eight conditions: Granting of the waivers requested except §160-42.A regarding sidewalks – this decision will be left to the Board of Supervisors; landscaping related waivers conditioned upon compliance with the Thomas Comitta letter dated July 10, 2007; compliance with the Concord Township Sewer Authority memo dated July 13; compliance with the Historical Commission memo dated June 12; compliance with the Pennoni letter dated July 9; compliance with the Thomas Comitta letter dated July 10 – item 2 to be addressed by the Board of Supervisors, compliance with C. Stanley Stubbe letter dated July 12; acceptance of the architectural elevations stamped July 5, 2007 by the Board of Supervisors, and plans are to be submitted in an electronic format suitable to the Township. Mr. Raith seconded the motion. Mr. Miller questioned Mr. Abbaszadeh in regard to the status of the Planning Module, the landscaping issue and whether a traffic study has been done. There being no further questions or discussion from the Planning Commission or the

audience, the Planning Commission voted in favor to recommend preliminary/final approval to the Board of Supervisors at their August 7, 2007 public meeting.

➤ **The Shoppes at Ridge Road** (Final LD), SW Corner of Wilm-West Chester Pk & Ridge Rd./25.5 ac ac/Commercial Shopping Center. Michael Kirlin, the Project Manager announced a 90-day extension has been granted by the applicant.

### **OTHER COMMISSION MATTERS**

**The Shoppes at Ridge Road – Update.** Howard J. Gallagher, Esq. (Gallagher & Gallagher), P. J. Close (Kelly & Close Engineers) and Christopher Nowland (Capano Management Co.) representing Glasgow Farms, LP and Ridge Road Development, L.P. were in attendance. Messrs. Gallagher and Close addressed the Planning Commission Board with updates regarding sewer, traffic, various township consultant reviews, and architectural renderings.

### **SCHEDULE FOR THE MONTH**

The caucus meeting will be held July 31, 2007, agenda meeting will be held August 13, 2007, and the public meeting will be on August 20, 2007.

### **PUBLIC FORUM**

There was no public discussion.

### **ADJOURNMENT**

There being no further business to conduct; Michael Kirlin moved to adjourn the meeting at 8:30 p.m., seconded by Michael Raith.