
**Public Meeting
August 20, 2007**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7:03 p.m. on August 20, 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

Ms. DeNenno moved that the minutes of the July 16, 2007 meeting be approved. Mr. Bilotti seconded this motion. The minutes were unanimously approved.

OLD BUSINESS

No old business was reviewed or discussed.

NEW BUSINESS

➤ **Kwang Lee** (Prel LD) Baltimore Pike/12.01 ac/proposed retail. Mr. Miller announced a 90-day extension has been granted by the applicant to 12-19-07.

➤ **Everett** (Final Minor Sub) 190 Governor Markham Dr. Mr. Miller announced a 90-day extension has been granted by the applicant to 12-19-07.

➤ **Abrams** (Final Minor Sub) 18 Kirk Road/3.19 ac/2 lots. Michael Raith, the Project Manager reviewed the plan. The applicant, Judy Abrams, of Cape Coral, Florida, on behalf of the owner, Lisa Bartman of Garnet Valley, proposes to subdivide an existing 3.119 acre parcel into two (2) lots: Lot 1 (2.024 acres) will contain an existing residence; Lot 2 which contains (1.094 acres) a proposed residence. A shared driveway, utilizing the existing driveway is proposed. The parcel is located on the west side of Kirk Rd. approx. 100' north of Garnet Mine Rd. and is zoned both R-2 and R-3. Wells provide water for each lot; both lots will connect to public sewer when it becomes available. Two (2) waivers have been requested: §160-41.B. regarding shared driveway cart way width and §148-44.B.(2) regarding a dewatering time of twenty-four (24) hours in a detention facility. The Historical Commission, Fire Marshal, and Public Works Department had no comments. Mr. Raith then motioned to **recommend approval** of the Minor Subdivision and Land Development with the two requested waivers, however, §160-41.B. in regard to the cart way width is predicated on that the 12-foot width adjacent to Kirk Road shall be widened to sixteen feet at approximately fifteen (15) feet from the edge of the cart way and subject to compliance with the following review letters and comments: (1) Pennoni Associates Inc. letter dated August 13, 2007. (2) the rear yard adjacent to the existing home not be developed in the future to allow for storm water management. (3) the Delaware County Planning Department's letter

dated November 9, 2006. (4) that the plans be submitted in electronic format suitable to the Township Engineer, (5) the Concord Township Sewer Authority's letter dated March 14, 2007 incorporating Walt Fazler's letter dated March 12, 2007, which indicates that Phase 1 of the Kirk Road Sewer Project must be completed prior to development of this project. Mr. Miller asked Mr. Raith to clarify the fact that the Kirk Rd. sewer project must be completed prior to the subdivision and recording of the plan (which Mr. Raith and the Township Engineer Nate Cline further clarified) and also that the two waivers are noted on the plan. There being no further questions or discussion from the Planning Commission or the audience, Mr. Borden seconded the motion. All voted in favor of recommending final approval to the Board of Supervisors at the upcoming September meeting.

➤**Main Line Health** (Prel LD) The applicant JoAnn Magnatta, representative for Main Line Health, Robert Pluciniak (Chester Valley Engineers), Dan Altman (Traffic Planning & Design), Lisa Thomas (Glackin & Thomas), Doug Murray (Granary Associates), and Steve Aichele and Erik Williams (Saul Ewing) were in attendance. James Borden, the Project Manager, gave an overview of the preliminary plan submittal. The applicant, Main Line Health, has proposed the construction of a hospital, medical office/ambulatory care building, parking areas and two parking garages on 91.6 acres at South Brinton Lake and Spring Valley Roads. The project consists of three phases: Phase 1A: 50,000 s.f. ambulatory care building, 50,000 s.f. 4-floor medical office building, 400 parking spaces; Phase 1B: 235,000 s.f. hospital, 718 additional parking spaces and Helipad; Phase 2: 280,000 s.f. hospital addition, 35,000 s.f. health center addition, 1,002 additional parking spaces (including parking garage); the final build out would include: 135,000 s.f., 4-floor health center, 515,000 s.f. 5-level hospital, 1,118 surface parking spaces and 902 garage parking spaces. The applicant is seeking preliminary approval for all three phases with this submission. The engineer is Chester Valley Engineers of Paoli. The original plan is dated 2/12/07 and last revised 7/25/07. Both public water and sewer are proposed. The plan requests four waivers: §160-23B regarding the identification of all existing trees 12" in caliper or greater and §160-41.i regarding access of private driveways to principal arterial highways if access onto another street is possible; §160-42.a. regarding sidewalks; §160-49.G.6.b. regarding disturbance of more than 30% of each steep and very steep slope areas. Reviews have been received from all Township experts and consultants. Mr. Borden motioned to recommend preliminary approval based on the following conditions: Granting of the four waivers requested. Granting of the waiver of §160-42.A (sidewalks) is conditioned upon the applicant installing a walking trail as proposed, further details to be determined at final planning stage; compliance with the Lighting Consultant (C. Stanley Stubbe) letter dated August 15, 2007; compliance with the Pennoni Associates Inc. letter dated August 13, 2007; compliance with the Thomas Comitita Associates' letter dated August 8, 2007; compliance with the Concord Township Sewer Authority letter dated July 31, 2007, with attachment; compliance with the Fire Marshal's e-mail dated August 15, 2007; compliance with the Delaware County Planning Commission letter dated April 19, 2007; change all notes referring to access to Brinton Lake Road by deleting "and if"; access using the Fibre Metal Road is to be temporary; Applicant is to make every effort to signalize Baltimore Pike entrance with Phase 1A; and Applicant is to make repairs and improvements to Spring Valley Road as required by the Supervisors and the Township Engineer. The motion was seconded by Mr. Raith. Mr. Miller had some more questions regarding the Pennoni letter dated 8/13/07 in regard to the phasing schedule. 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 at its upcoming September public meeting. Mr. Kirlin and Mr. Miller recused themselves from voting.

OTHER COMMISSION MATTERS

- **Proposed Sign Ordinance** - The Planning Commission has not reviewed as a group and will discuss through email and then get their memorandum to the Board of Supervisors prior to the August 28, 2007 Caucus meeting.

- **Proposed Maris Grove CCRC Ordinance** - The Planning Commission will forward their comments to the Board of Supervisors prior to the Caucus meeting on August 28, 2007.

SCHEDULE FOR THE MONTH

The caucus meeting will be held August 28, 2007, agenda meeting will be held September 10, 2007, and the public meeting will be on September 17, 2007.

PUBLIC FORUM

There was no public discussion.

ADJOURNMENT

There being no further business to conduct; Mr. Miller moved to adjourn the meeting at 7:30 p.m., seconded by Bruce Bilotti.

/bb[PCPublic Meeting 8-20-07]