
**Public Meeting
October 15, 2007**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7 p.m. on October 15, 2007 at the Concord Township Municipal Building. The following members were present: Michael J. Kirlin, Virginia L. DeNenno, Bruce Bilotti, Michael Raith, Sarita Trivedi, and James H. Borden. John Heyburn was absent.

APPROVAL OF MINUTES

Mr. Raith moved that the minutes of the September 17, 2007 meeting be approved. Mr. Bilotti seconded this motion. The minutes were unanimously approved.

NEW BUSINESS

➤ **BUTLER** (Final Minor Sub) – 366 Cheyney Road/3.4 ac/3 lots. Ms. Trivedi, the Project Manager, announced that the applicant has granted an indefinite extension.

➤ **MARIS GROVE-ERICKSON-NEIGHBORHOOD 4** (Prel Land Dev) Spring Valley and Conchester Hwy/7 bldgs, 500 units. Mr. Kirlin, the Project Manager, announced that the applicant has granted a 90-day extension to February 20, 2008.

➤ **SPRING LAKE LP** (Prel-Land Dev) 449 Wilmington-West Chester Pike/retail center. Mr. Kirlin, the Project Manager, announced that the applicant has granted a 90-day extension to February 20, 2008.

➤ **THE SHOPS AT RIDGE ROAD** (Final Land Dev) SW corner of Wilm-West Chester & Ridge/25.5 ac/Commercial Shopping Center. Mr. Kirlin, the Project Manager, announced that the applicant has granted an indefinite extension.

➤ **TOG CONCORD ROAD** (Final Sub) – 505 Conchester Rd & 620 / 12.366 ac/Cluster – 10 new homes. Mr. Raith, the Project Manager, announced that the applicant has granted a 90-day extension to February 20, 2008. The plan may be reviewed at the November 19 meeting.

➤ **Kwang Lee** (Prel LD) Baltimore Pike/12.01 ac/proposed retail. The applicants Messrs. Kwang Lee and Young Lee were accompanied by their attorney (Mark D'Amico) and engineer (Joel Dellacarpini). The Project Manager, Mr. Kirlin, reviewed the proposed plan consisting of two retail buildings (a 3500 sq ft. building, an 8,000 sq. ft. building and a 3,575 sq. ft. bank). Parking facilities, utilities, landscaping and storm water management controls are also proposed along with public water and sewers in a C-2 zoning district. The applicant is concurrently requesting a Conditional Use approval to permit parking in a commercial district between the main building and street per §210-196.D.1. The applicant is also requesting two waivers as noted on the plan: §160-23.B.17.(a) regarding the location

of the manmade features within 100' of the lot and from §160-49-G.6.(b) regarding grading and/or stripping of vegetation within 30% of each steep slope and very steep slope area on the lot. Mr. Kirlin recommended preliminary approval based on the following consultants' review letters and conditions: Pennoni letter dated 9/21/07, Thomas Comitta letter dated 9/25/07, C. Stanley Stubbe letter dated 9/13/07, Delaware County Planning Commission letter dated 6/21/07, Concord Township Fire Marshal's approval, a Historic Resource Study be submitted, access road be provided to the Styers and Wawa parcels by an easement, bumper curbs are provided in the parking spaces which front the sidewalk in front of the buildings §210-196.C., elevations be submitted prior to final plans and are subject to township approval and waiver §160-23(C)2 be placed on the plans as waiver #3, that the tree survey shall be waived in §160-23B15 until final plans and shall be noted as waiver #4 and that the tree survey will be addressed prior to final plans and subject to the fee-in-lieu of ordinance, the Board of Supervisors grant a conditional use approval and grant relief §210-197.D.1. to allow the parking between the road and the buildings. Mr. Kirlin then motioned for preliminary approval, and Mr. Borden seconded the motion. Mr. Kirlin commented to the Applicant that traffic and entrance issues in Pennoni's letter are still addressable. Mr. D'Amico was agreeable that Wawa could have access through Kwang Lee's property. As there were no further comments or questions from the Planning Commission or the audience, all voted in favor of recommending **preliminary approval** to the Board of Supervisors.

BATTAGLIA-T-MOBILE (Pre-Land Dev) 6 Wilmington-West Chester Pike/telecommunications facilities cell tower. Present for the applicant were Don Petrosa, Esq., Bassem Iskander (T-Mobile's RF engineer) and Mario Calabretta, P.E. (CMX). Ms. Trivedi reviewed the plan for a 122 ft. monopole on a 10'x20' concrete pad surrounded by two buildings on the sides and a solid wooden fence with arborvitae in the front and back acting as buffers. There are zoning issues that need to be interpreted by the Zoning Officer or Board of Supervisors. Mr. Petrosa the Applicant's attorney, gave further details on the plan, showed photographs of the site to the Planning Commission, and answered questions. Emergency services will have accessibility on the pole as a condition of the Conditional Use. The tower is designed to collapse on the site should it topple for some unforeseen reason and will be monitored. Mr. Petrosa was questioned as to the area distance the monopole would service. Mr. Calabretta, P.E. explained it depended on the topography. He estimated $\frac{3}{4}$ of a mile for this particular terrain. As there were no further comments or questions from the Planning Commission or audience, Ms. Trivedi motioned to recommend preliminary/final approval contingent upon the following: Pennoni letter dated 10/12/07, Fire Marshal email dated 7/2/07, abutting property owner in Delaware to be notified, and a waiver from §160-9H. preliminary to final. Mr. Kirlin seconded the motion. All were in favor to recommend **preliminary/final approval** to the Board of Supervisors.

OTHER COMMISSION MATTERS

- **Proposed T-Mobile-Sprint CU (Township-689 Smithbridge Rd.)** - Present for the applicant T-Mobile were Don Petrosa, Esq., Bassem Iskander, (T-Mobile's RF engineer), and Mario Calabretta, P.E. (CMX). Representing Sprint were Greg Davis, Esq., Bob Altenbach, Sprint's site acquisition rep and Leland Brown, Sprint's RF Engineer. Mr. Petrosa gave a short presentation on the proposal to extend a cell tower from the already existing PECO cell tower on the 689 Smithbridge Rd. municipal property. The Planning Commission reviewed the ordinance at their agenda meeting on October 8, 2007 and will forward their comments to the Board of Supervisors prior to the October 30, 2007 Caucus meeting.

SCHEDULE FOR THE MONTH

The caucus meeting will be held October 30, 2007, agenda meeting will be held November 12, 2007, and the public meeting will be on November 19, 2007.

PUBLIC FORUM

There was no public discussion.

ADJOURNMENT

There being no further business to conduct; Mr. Kirlin motioned to adjourn the meeting at 7:56 pm, seconded by Ginny DeNenno.