
**Public Meeting
November 19, 2007**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7 p.m. on November 19, 2007 at the Concord Township Municipal Building. The following members were present: Michael W. Raith, Michael J. Kirlin, James H. Borden, Virginia L. DeNenno, John Heyburn, Bruce Bilotti, and Sarita Trivedi.

APPROVAL OF MINUTES

Mr. Borden moved that the minutes of the October 15, 2007 meeting be approved. Ms. Trivedi seconded this motion. The minutes were unanimously approved.

NEW BUSINESS

➤ **EVERETT** (Final Minor Sub) – 190 Governor Markham Dr./3.63ac/2 lots. Mr. Bilotti, the Project Manager, announced that the applicant has granted an indefinite extension.

➤ **ENNIS** (Prel Land Dev) 292 Wilmington-West Chester Pk/0/203 ac/2,000 s.f. bldg. The Project Manager, Bruce Bilotti, announced that the applicant has granted a 90-day extension to March 19, 2008.

➤ **SUMMIT CROSSING (VARRIALE)** (Prel-Land Dev) Btw Rt 202 north & southbound lanes / 3.89 ac/proposed 23, 400 sq. ft. Mr. Borden, the Project Manager, announced that the applicant has granted a 90-day extension to March 19, 2008.

➤ **TOG CONDITIONAL USE HEARING** (Final Sub) – 505 Conchester Rd & 620 / 12.366 ac/Cluster – 10 new homes. A Conditional Use Hearing is scheduled for December 4, 2007 at 7:00 p.m. The Planning Commission will prepare a memorandum to the Board of Supervisors for the November 27, 2007 Agenda Meeting.

➤ **TOG CONCORD ROAD** (Final Sub) – 505 Conchester Rd & 620 / 12.366 ac/Cluster – 10 new homes. The applicants Messrs. Tom and Jim Gillespie were accompanied by their engineer (Stephen Wasylszyn, G.D. Houtman & Son Inc.). Mr. Raith, the Project Manager, reviewed the TOG plan original date 6/21/06, last revised 11/4/07 which proposes to reverse subdivide tax map parcels 13-21-050 (5.057 acres) and 13-21-041 (7.309 acres), then subdivide into twelve (12) lots; lots 1 and 12 will contain existing dwellings. Two (2) cul-de-sac streets are proposed, with Ralph Pyle Dr. providing the

only public access to the site's right of entry onto Concord Rd., approximately 200 ft. west of Cheyney Rd. The parcels are zoned R-2. Both water and public sewer are proposed. Mr. Raith motioned to recommend final approval contingent upon compliance of the following review letters and conditions: Pennoni Associates, Inc. letter dated October 29, 2007; e-mail from the Fire Marshal dated September 7, 2007; letter dated November 16, 2007 from the Sewer Authority accepting Mr. Walt Fazler's written comments dated November 12, 2007; the Historical Commission's letter dated November 5, 2007; and the Delaware County Planning Department's letter dated September 20, 2007. Plans must be submitted in electronic format suitable to the township. Upon the approval at the Conditional Use Hearing on December 4, 2007 regarding earthen storm water management facilities permitted within open space. Five (5) waivers have been requested on the plan and are recommended: §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; §160.49.F.(3) regarding no more than 20% of wetlands margin be altered, regraded, filled or built upon; **Note:** *The applicant has utilized the "Special Development Regulations" of §210-12, in accordance with §210-18.A.(1) as well as the lot reduction provisions of §210-183.9(A) in the layout of this site.*

The Delaware County Planning Department recommended disapproval. The PA Dept of Environmental Protection Agency granted approval of an exemption from Sewage Facilities Planning. On March 21, 2007 the Zoning Hearing Board of Concord Township granted Approval of Variance request of §210-183.9(A)(1), to permit a lot line less than eighty five (85) feet to an historic resource and §210-276, to permit a portion of the required open space to be included within Lot No. 1 and owned and maintained as private open space.

Mr. Miller had some questions regarding the storm water basin in the open space. There being no further questions from the Planning Commission or the audience, Mr. Raith made a motion to recommend final plan approval subject to compliance with the above conditions and waivers, and pending conditional use approval by the Board of Supervisors. Ms. DeNenno seconded the motion. All voted in favor of **recommending final plan approval** to the Board of Supervisors.

➤**AUTO TRUCK OUTFITTERS** (Final Land Dev) 203 Wilmington-West Chester Pike/ Proposed new auto part & service store. The equitable owners/applicants Messrs. John and Scott Wilczynski were accompanied by their engineer (John Fellows). The Project Manager, Mr. Kirlin, reviewed the proposed plan original dated 11/22/06; last revised dated 9/20/07; consisting of two retail buildings (a 3500 sq ft. building, an 8,000 sq. ft. building and a 3,575 sq. ft. bank). Located in a C-1 Zoning District w/on-lot water & sewer disposal holding tanks are proposed. Four (4) waivers were granted in accordance with Resolution No. 38-2007 and have been noted on the plans as follows: §160.41.I regarding the existing driveway and access to a principle arterial highway, §160.42.A-regarding the required sidewalks along Watkins Ave. & Wilm-W. Chester Pike; §160-50.B-street trees being planted within five ft. of the right-of-way line; §160-50-C2F-8 ft wide x 20ft long landscape island. Mr. Kirlin motioned to recommend final approval subject to compliance to the following review letters and conditions with the above four (4) waivers listed on the plans: Pennoni Associates, Inc. letter dated November 8, 2007; Thomas Comitta letter dated October 15, 2007 - except comments #5 & #6; Concord Township Fire Marshal approval; Concord Township SEO approval for the proposed holding tank; Elevations are to be submitted to Thomas Comitta

Associates for review and building materials should be approved by the Township prior to building permits; the island is to be designed to discourage left turns from Rt. 202 to the satisfaction of the Township engineer; C. Stanley Stubbe letter of October 15, 2007; The Delaware County Planning Commission letter of October 18, 2007; and final plans should be submitted in an electronic format acceptable to the township engineer. As there were no further comments or questions from the Planning Commission or the audience, all voted in favor of recommending **final approval** to the Board of Supervisors.

OTHER COMMISSION MATTERS

Proposed GVSD R2 to MI Ordinance Comments – Mr. Miller and Ms. DeNenno noted that the record plan submission was incorrect in labeling the Garnet Valley High School Driveway as “Spring House Lane” and misidentifying Bethel Road as Temple Road. There were no further comments. The Planning Commission is forwarding their comments to the Board of Supervisors for the November 27, 2007 Agenda Meeting.

SCHEDULE FOR THE MONTH

The caucus meeting will be held November 27, 2007, agenda meeting will be held December 10, 2007, and the public meeting will be on December 17, 2007.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct; Ms. DeNenno motioned to adjourn the meeting at 7:28 pm, seconded by Ms. Trivedi.