

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Agenda

Wednesday, July 7, 2010

7:00 PM

- A. Call to Order / Pledge of Allegiance
- B. Review of Tracking Log / Determine need for Workshop Meeting
- C. Public Comment on Non-Agenda Items
- D. Approval of Minutes
 - 1. **June 2, 2010**
- E. Acknowledge Receipt of New Applications
 - 1. **Schaffer Properties, 734 N. Chester Rd (C/U)**
 - 2. **The Hankin Group, New Kent Apt (L/D)**
- F. Subdivision Plans
- G. Land Development Plans
 - 1. Lieberman Earley & Co., 1345 Enterprise Drive (L/D)
 - 2. National Bank of Malvern, 1305 Paoli Pike (L/D)
 - 3. **The Hankin Group, New Kent Apt (L/D)**
- H. Conditional Uses and Variances
 - 1. Lieberman Earley & Co., 1345 Enterprise Drive (C/U)
 - 2. Liberty Towers, LLC, 352 Paoli Pike (V)
 - 3. **Schaffer Properties, 734 N. Chester Rd (C/U)**
- I. Ordinance Amendments
- J. Old Business
 - 1. BP and Industrial Zone Parking Ordinance
 - 2. Tree Ordinance Amendment
- K. New Business
 - 1. **Swiss Farms**
- L. Any Other Matter
- M. Meetings and Dates of Importance

July 1, 2010	Park & Recreation	7:00 PM
July 6, 2010	Board of Supervisors	7:00PM
July 7, 2010	Planning Commission	7:00 PM
July 7, 2010	TAG	7:00 PM
July 8, 2010	Historical Commission	7:00 PM
July 12, 2010	Municipal Authority	7:00 PM
July 13, 2010	Board of Supervisors ws	7:00 PM
July 14, 2010	Conservancy Board	7:00 PM
July 15, 2010	Zoning Hearing – Liberty Towers	7:30 PM
July 19, 2010	Deer	7:00 PM
July 20, 2010	Board of Supervisors	7:00 PM
July 21, 2010	TAG	7:00 PM
July 21, 2010	Planning Commission ws	7:00 PM
June 27, 2010	Board of Supervisors ws	7:00 PM

- N. Correspondence
- O. Goals
- P. Adjournment

- **Bold Items indicate that the Planning Commission has new information to review for that application.**

REMINDER – Newsletter Article Submission Due Date:

Article Due Date

Delivery Date

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Agenda

**Wednesday, July 7, 2010
7:00 PM**

August 11, 2010

November 10, 2010

October 1, 2010

January 1, 2011

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
APPLICATION HISTORY
Wednesday, July 7, 2010
7:00 PM**

1. SUBDIVISION & LAND DEVELOPMENT PLANS

Lieberman Earley & Company, 1345 Enterprise Drive (L/D)

November 19, 2009	EB Walsh – application of NPDES Permit
November 20, 2009	Application Plan
December 4, 2009	EB Walsh – 60-day extension
December 10, 2009	Memo – new hearing date
December 16, 2009	Lieberman Earley & Co. – continuance
December 29, 2009	Yerkes – L/D and C/U Plan Review

National Bank of Malvern, 1305 Paoli Pike, L/D

March 25, 2010	Yerkes – L/D Plan Review
April 14, 2010	YMCA – Airport Road Sidewalk
April 19, 2010	Stantec Consulting – review of plans Plans
April 27, 2010	Yerkes – L/D Plan Review
April 27, 2010	Draft Motion

Hankin Family Ltd Partnership, Rt 352/Boot Rd (L/D)

June 29, 2010	Application
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2. CONDITIONAL USE / VARIANCES / ZHB APPLICATIONS

Lieberman Earley & Company, 1345 Enterprise Drive (C/U)

December 10, 2009	memo – new hearing date
December 16, 2009	Lieberman Earley – 90 Day extension

Liberty Towers, LLC, 352 Paoli Pike (DM)

May 2010	Application
May 25, 2010	Residents notification
May 25, 2010	Draft motion

Schaffer Properties, LLC, 734 N. Chester Road (C/U)
June 17, 2010 Application

ORDINANCE AMENDMENTS

3. ANY OTHER MATTER

1. Swiss Farms Memo

July 7, 2010

Planning Commission
Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
Shaffer Properties (734 N. Chester Rd.)	CU	Sk	6/17/10	6/17/10	7/1/10	n/a	7/1/10		7/21/10	7/27/10	7/27/2010	8/16/2010
The Hankin Group (New Kent Apartments)	LD	P/F	6/29/10	7/7/10	7/1/10	7/1/10	7/1/10		9/15/10	10/5/10	n/a	10/5/2010
Leiberman Early (1345 Enterprise Drive)	CU	P/F	11/19/09	11/19/09	11/20/09	n/a	11/30/09	2	8/4/10	8/17/10	TBD	8/30/10
Leiberman Early (1345 Enterprise Drive)	LD	P/F	11/19/09	12/2/09	11/20/09	11/23/09	11/30/09	3	8/4/10	8/17/10	n/a	8/30/10

Bold = New Application or PC action required

B. TRACKING LOG

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 2, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on June 2, 2010 at the East Goshen Township building. Members Senya Isayeff, Megann Hedgecock, Susan Carty, Peter Mylonas, Charles Proctor, and Albert Zuccarello were present. Also present were Township Zoning Officer Mark Gordon, Chris Reardon (Historic Commission Member), Ginny Newlin (Conservancy Board Member) and Jim McRee (Deer Committee).

WORKSHOP SESSION – 7:00pm

The minutes of May 5th were reviewed and corrected. A motion will be passed in the formal session. The various agenda items were reviewed.

FORMAL SESSION

A. Pledge of Allegiance

Susan called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance and a moment of silence for our armed forces.

Susan asked those in attendance if there were any non-agenda items to be discussed. Ginnie commented that their voices don't carry. She suggested that they be sure to speak directly into the microphone.

Susan announced that there would not be a workshop meeting in June.

B. Approval of Minutes

Peter made a motion to approve the minutes of May 5, 2010 as amended in the workshop. Senya seconded the motion. No further comment was made and the motion passed unanimously.

C. Land Development

The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan) – Bob Hankin and Neil Fisher were present to represent the applicant. Bob explained that the small shopping center at this location has very little visibility and has competing retail on Paoli Pike. It has been 70% vacant over the past few years. They have almost no turnover in the apartments. They want to remove the retail and construct 2 more apartment buildings with 12 apartments in each building. Peter asked if there will be a height differential. They will be the same as the existing buildings, i.e., two-story, two-bedroom units with separate entrances. No Variance is required.

Senya asked about the demographics of the tenants. Senior citizens account for more than 1/3 of the units. There are some long term, 20 years + tenants. Neil said they will provide a fiscal study later. In general the township will see an increase in tax revenue through assessed value and earned income. Also, there should be a decrease in services needed since residential tends to require less police services than retail.

Al asked how impervious will compare to the existing. Neil feels it is about the same. The allowable is 40% and they are at 39.5%. They want to connect the new buildings to the community building they constructed a few years ago via sidewalks.

Traffic – Neil said in a typical day, residential will produce 50% less than retail throughout the day. Sue mentioned that she had contact from a Marydell resident about the sight line coming out onto Boot Road from Barker. Peter suggested accel/decel lanes be installed for the apartments.

Megann asked about lighting. The existing retail lighting will be removed and a new lighting plan will be submitted.

06/02/2010

Public Comments – Ginnie asked about the aesthetics of the property. They will try to improve the entrance, add trees and plants, and eventually upgrade the existing units. They want to use pervious sidewalks which would bring down the amount of impervious and is softer to walk on.

Jim McRee agreed with Ginnie on the impervious issue. Neil pointed out that the parking area at the new community building has pavers. Jim asked if the new buildings will have any “green” features. Bob said the Hankin Group is using solar panels on their office building and they will look into any features they might use on these buildings. Jim asked if their traffic information is from when retail was full or vacant. Neil said they will provide a new traffic study.

D. Conditional Uses and Variances

1. Liberty Towers, LLC, 352 Paoli Pike – Variance. Richard J. Lemanowicz, Attorney, was the representative for the applicant. They want to construct a 150 foot tall wireless communications tower behind the Wawa on Paoli Pike. There are currently 5 licensed carriers scheduled to lease space on the tower. The site can accommodate 7 carriers. Equipment cabinets will be constructed at the base of the tower. It was pointed out to Mr. Lemanowicz that this is the same application as submitted in January. He said they returned because an alternative did not work out for them.

Peter pointed out that the area they want to lease is contiguous to an elementary school. He is concerned about an “attractive nuisance” being so close to a school playground.

Senya expected something different. The site is the main concern. As discussed in January, it is the highest spot in the Township.

Charles pointed out that the plan does not have a second fence inside to act as a barrier and only one light, which is insufficient.

Public Comments – William Potts, 1603 E. Boot Road – He feels strongly that the 150’ tower overlooking the area will detract from the beauty of the area. Senya feels that the concerns of the residents who were here in January would be the same now. Sue doesn’t feel this tower does anything for the welfare and beauty of the area.

Jim McRee commented that the individual carriers may come back asking to construct individual towers.

Chris Reardon noted that the Historical Commission has already written a letter stating that this is a bad location because it is in the heart of the historic area of the township.

Al moved that the Planning Commission recommend that the Board of Supervisors oppose these variance requests based on the fact that the applicant has not provided evidence of any hardship(s) to support either the use or the dimensional zoning variance request, as required by law. Granting these variance requests for a wireless communications tower use in the center of the community, next to two elementary schools and adjacent to the Township historic district, would have a significant negative impact on the quality of life and greatly alter the essential character of the neighborhood. Peter seconded the motion. Peter moved to amend the motion to add “which would create an attractive nuisance” after “elementary schools”. Charles seconded the motion to amend. The motion as amended was passed unanimously.

2. Benjamin Mudry, 1137 N. Chester Road, Variance. He wants to add a deck to the existing, non conforming structure. Peter commended him on the very thorough application, which included letters from his neighbors. Senya commented that some people would do this without coming to the Township for permission. He did the right thing and the township appreciates it.

Peter moved that the Planning Commission recommend that the Board of Supervisors support this dimensional variance request to reduce the side yard setback from 20 feet to 14 feet for the new deck as depicted in the application. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood, the hardship was not created by the applicant and the relief sought is the minimal relief needed to construct the new deck. Al seconded the motion. The motion passed unanimously.

1 E. **Old Business-**

2 **Parking Amendment in BP and I districts** – Mark did not use the term “flex industrial” because of the amount
3 of places it would have to be changed in the ordinance, but it can be done if the Commission wants. He struggled
4 with the definition of multiple principal use and thinks it needs to be added to the ordinance. He will work on
5 this with Rick Smith. Mark mentioned several examples in the area of multiple uses in a building, including
6 Tecniplast which will have office with warehouse industrial for two companies in the same building.

7 **Tree Ordinance Amendment** – Sue thought the terminology for protection of the trees was the main change.
8 Ginnie commented that most of the changes were terminology and some trees were removed or added to the list.
9 The Commission appreciates Bryan’s details on the types of trees. Mark needs to review this with Rick Smith.
10 Also, he thinks the Township landscape architect will have to review it.

11 F. **New Business**

12 **Senya Isayeff -** This is Senya’s last meeting with the Planning Commission since he took a position on the
13 Board of Supervisors. Sue presented him with a gift from the Commission members and thanked him for his
14 service. Senya feels that the Commission members respected each other and had some fun too. All are greatly
15 invested in the community and care about East Goshen Township. He pointed out that New Kent wants to build
16 more apartments because people want to live in East Goshen Township.
17 Sue mentioned that Jim McRee will fill this vacancy when he is appointed by the BOS.

18
19 G. **Liaison Reports**

20 **Conservancy Board** – Sue reported that they had a lot of discussion about the trees at Paoli Pike and Line
21 Road, which included enclosing the area to keep the deer out. Charles commented that some trees don’t look
22 good. Ginnie reported that the Board did a survey of the trees and gave the list to Rick Smith. She feels the
23 landscaper did not plant the trees properly.

24 **Historic Commission** – Chris provided dates for upcoming events as follows:

- 25 1. Living History Day – Sat. June 5th
- 26 2. Paoli Battlefield Archeology Walk – June 24th
- 27 3. East Goshen Town Walk – Thurs. July 22nd
- 28 4. Paoli Battlefield Illumination – Sept. 18th.

29
30 H **Adjournment**

31
32 Motion to adjourn the meeting was made by Peter and seconded by Megann. The meeting adjourned at 9:00 p.m.

33
34 Respectfully submitted, _____
35 *Ruth Kiefer, Recording Secretary*

36
37 C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\June 7 2010 PC draft.doc

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 6-29-10

Application for (Circle one):

Subdivision Land Development Subdivision & Land Development

- A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: Hankin Family Limited Partnership

Address: 707 Eagleview Blvd, Exton, PA 19341 Phone: 610-458-1900

Fax: 610-458-0764 Email: neal.fisher@hankingroup.com

2. Name and address of present owner (if other than 1. above)

Name: Same as applicant.

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: Intersection of Rt. 352 and Boot Road

4. Proposed name of plan: New Kent Apartments

5. County Tax Parcel No.: 53-4-76 Zoning District: R-5

6. Area of proposed plan (ac.): Approx. 31 Number of lots: 1

7. Area of open space (ac.): 2.32

8. Type of structures to be constructed: 24 Apartments

9. What provisions are to be made for water supply and sanitary sewer? Public water and sewer

10. Linear feet of road to be constructed: N/A

11. Name of Engineer: Edward B. Walsh and Associates, Inc.

Phone Number: 610-903-0046 Fax: 610-903-0080

Email address: JRobinson@ebwalshinc.com

G LAND DEVELOPMENT
HANKIN
3.
COPY
4pgs


East Goshen Township Subdivision and / or Land Development Application And Checklist

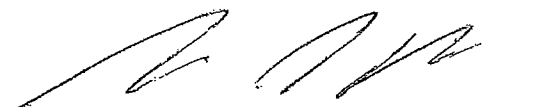
12. Name of Land Planner: Edward B. Walsh & Associates, Inc.Phone Number: 610-903-0046 Fax: 610-903-0080Email address: JRobinson@ebwalshinc.com

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

NOTICE

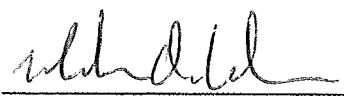
The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.


 Owner Signature


 Applicant Signature
Administrative Use

Fees received from applicant \$ 200⁰⁰ basic fee, plus \$ N/A per lot

For N/A lots = \$ 200⁰⁰

Application and plan received by:  Date: 6/29/2010
 (Signature)

Application accepted as complete on: 6/29/2010
 (Date)

3084

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT CHECKLIST

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

*** Review the formal Planning Commission review procedure on page five.**

Application for (Circle all appropriate): Subdivision Land Development

Applicant Information:

Name of Applicant: Hankin Family Limited Partnership

Address: 707 Eagleview Blvd, Exton, PA 19341

Telephone Number: 610-458-1900 Fax: 610-458-0764

Email Address: neal.fisher@hankingroup.com

Property Address: Intersection of Rt. 352 and Boot Road

Property Information:

Owner Name: Same as applicant.

Address: _____

Tax Parcel Number: 53-4-76 Zoning District: R-5 Acreage: Approx. 31 Ac.

Description of proposed subdivision and or land Development:

Demo existing retail buildings and associated parking.
Re-develop two (2) new 12 unit apartment buildings and
associated parking.

East Goshen Township Subdivision and / or Land Development Application And Checklist

Application Process Checklist (Administrative use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	6/29/10
2. Township application and review fees paid:.....	"
3. County Act 247 Form complete:	"
4. Appropriate County Fees included:	"
5. 11 Copies of sealed Sub / LD plans:	"
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	6/29
b. Conservancy: (sealed).....	N/A
c. Stormwater Management: (sealed).....	6/29
7. Three copies of the stormwater report and calculations:	6/29
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	-
b. Water Study:	-

Application accepted on 6/29/2010 by MARK GORDON.

Official Signature  Title Zoning Official

Review Process Checklist (Administrative use only)

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	7/7/2010
Date Abutting property letter sent:	7-1-10
2. Date presented to Planning Commission:	7-7
3. Date submitted to CCPC:	7-1
4. Date submitted to Township Engineer:	"
5. Date by which the PC must act, (Day 70):	9-15
6. Date by which Board of Supervisors must act, (Day 90):	10-5
7. Date sent to CB:	7-1
8. Date sent To MA:	"
9. Date sent to HC:	"
10. Date sent to PRB:	"
11. Date sent to TAB:	"

Conditional Use Application and Checklist

1/ CONDITIONAL USE
3.
4 pg

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Schaffer Properties, LLC and
The Food Source International, Inc.

Applicant Address: 653 Swedesford Road, Frazer, PA 19355

Telephone Number: 610-540-0300 Fax: 610-540-0565

Email Address: petes@foodsourceinc.com

Property Address: 734 N. Chester Road, West Chester, PA 19380

Tax Parcel Number: 53-4-82 Zoning District: R5 Acreage: 0.8402

Description of proposed use:

See Attached

Conditional Use is provided in Zoning Ordinance Section: 240-38.5A(3)(a)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

Signature of Applicant

6/15/10
Date

Attest:

* Review the formal Planning Commission review procedure on page three.

H.
3.
2014

MEMORANDUM

TO: MARK GORDON
FROM: ROSS A. UNRUH
SUBJECT: FOOD SOURCE CONDITIONAL USE APPLICATION TO
ADAPTIVELY REUSE A HISTORIC RESOURCE
DATE: 7/1/2010

In this application the Description of the Proposed Use indicated that the applicant may need relief from the parking lot design requirements. After further evaluation it is clear that relief from the parking lot design requirements is necessary. More particularly, the building is 5,300 square feet which would require 27 paved spaces with drive aisles. Such a commercial like installation will have a huge impact on the quaint and appealing nature of the area behind the historic structure. Furthermore, it will be inconsistent with and therefore detrimental to the historical integrity of the historic resource. As indicated in a Narrative Statement, it is anticipated that the office will be occupied by 8 employees and clients will not visit the site. Applicant is proposing 9 spaces and has hired an engineer to prepare a plan which will be forthcoming. Accordingly, the applicant is requesting relief from the parking design standards to maintain the historical integrity of the historic resource.

734 N. CHESTER RD

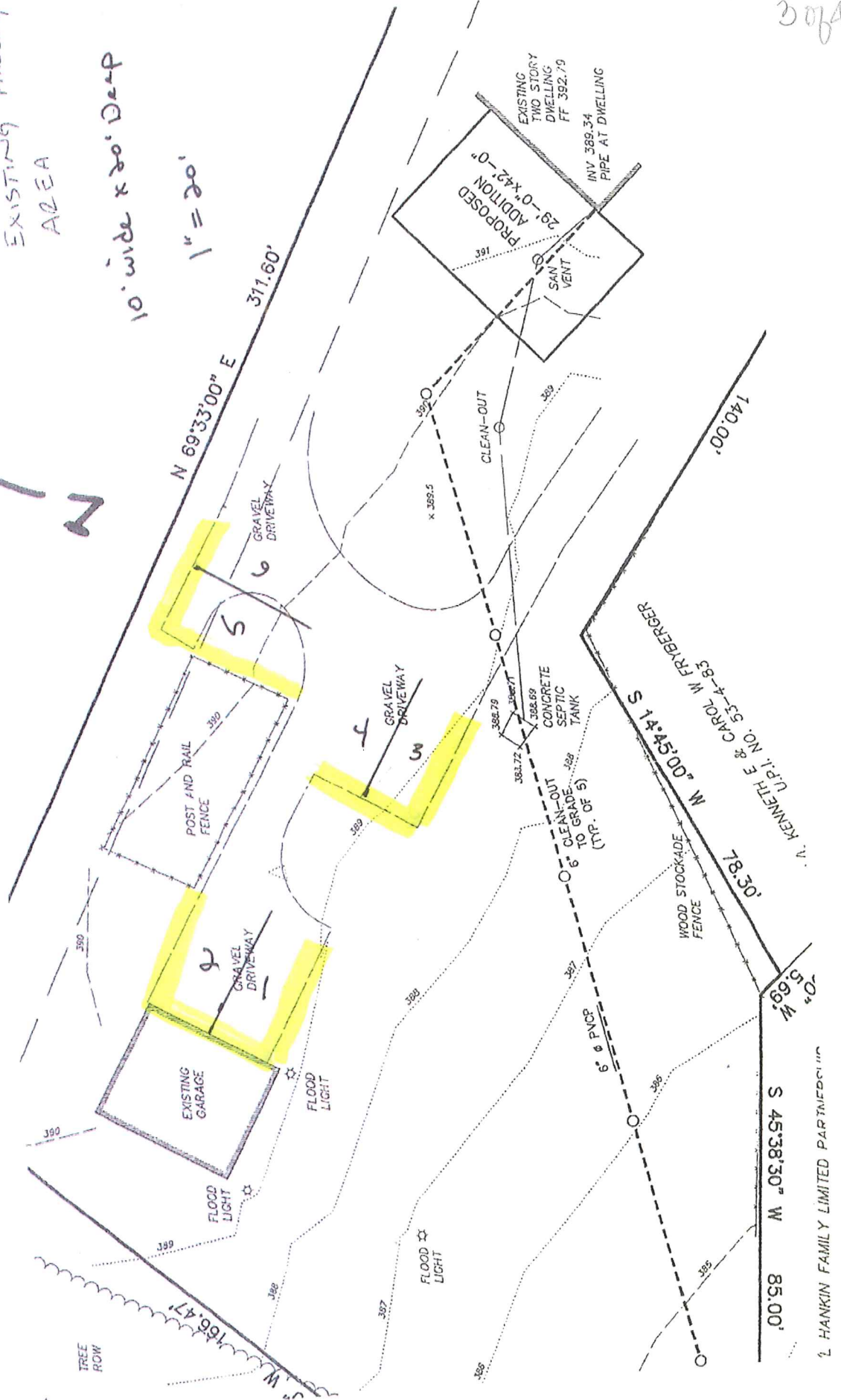
3.
3064

EXISTING PARKING
AREA

10' wide x 20' Deep

1" = 20'

A



HANKIN FAMILY LIMITED PARTNERSHIP

73A N. CHESTER RD

Approx. 2,000 sq ft. of
Added Driveway

PROPOSED PARKING

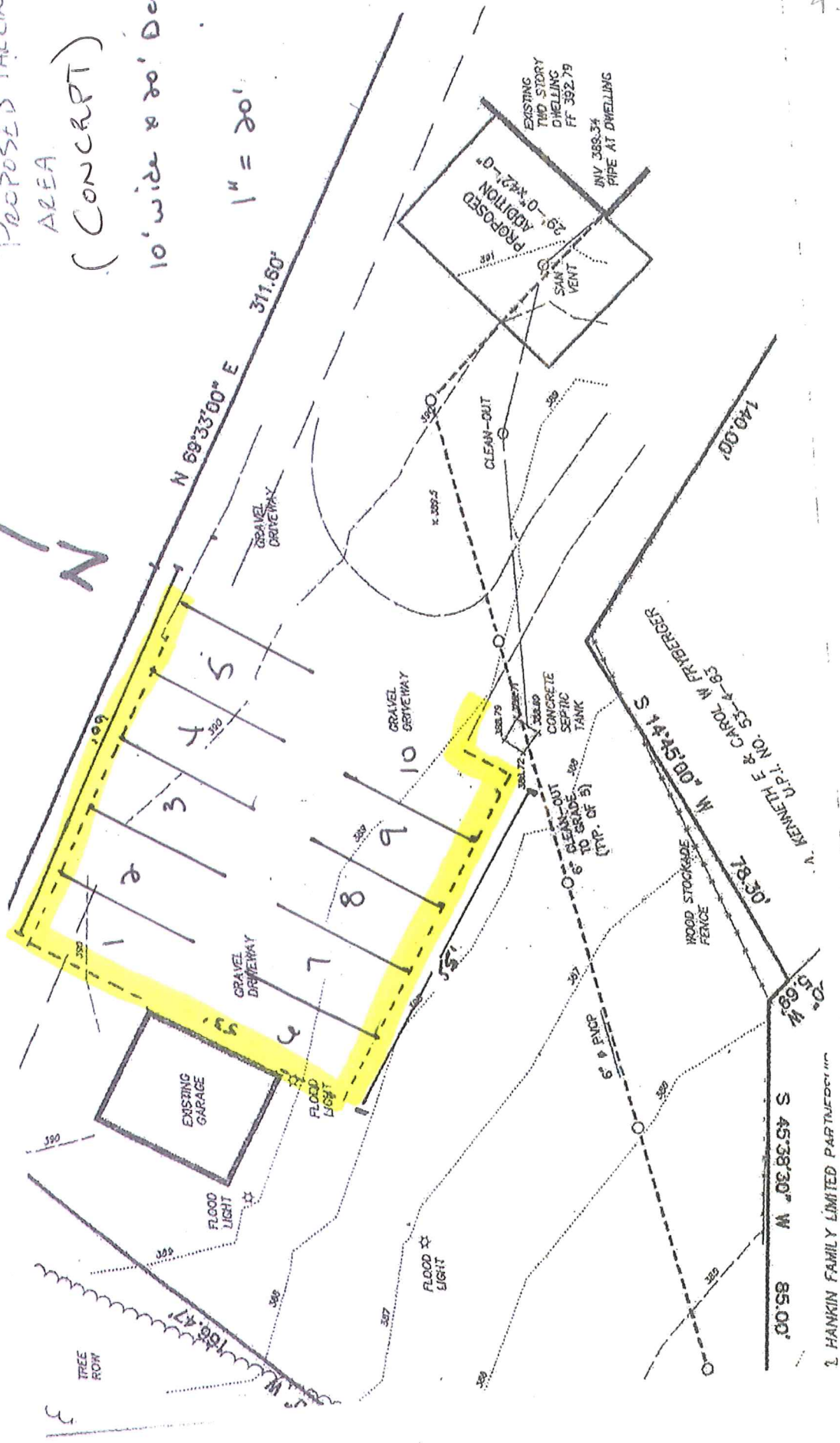
AREA

(CONCEPT)

10' wide x 20' Deep

1" = 20'

N



1 HANKIN FAMILY LIMITED PARTNERSHIP

3
4.04

K. 1. 19

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 7/1/2010

To: Planning Commissioners

From: Mark Gordon, Township Zoning Officer *mlg*

Re: Swiss Farms

Dear Board Members,

Upon request from Swiss Farms, Rick and I met with the three principals of the company to Swiss Farms yesterday to discuss some challenges that the store is having. The store is underperforming by about 50% from the average of all their stores. Swiss has conducted audits of the store and has found that the store staff is doing everything right and is considered the best management team in the organization however the challenges still exist.

The Township Code allows for a 30 day special permit for commercial properties, Swiss will be applying for that Special Permit and will hang banners and other attention getting devices in order to see if more customer traffic can be generated. I anticipate issuing that permit the first week of July.

Swiss also plans to submit a Sketch Plan outlining some additional signage and menu boards which will require relief from the Zoning Hearing Board Decision from 2005. I have provided you a copy of the ZHB Decision for the Swiss Farms Store and an example of the signage that Swiss may be looking for in the future. Please look it over and we can discuss.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

June 30, 2010

Dear Property Owner:

The purpose of this letter is to inform you that Hankin Family Limited Partnership has submitted a Land Development application for the New Kent Apartment Community, located on Boot Road in West Chester, PA 19380. The applicant proposes to construct two additional, 12 Unit, apartment buildings in place of the current commercial facilities, pursuant to §240-29 and §205 of the Township Code.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Land Development Applications.

The meeting dates and times scheduled for the review and discussion of this application are outlined below, and are subject to change.

July 7, 2010 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

August 4, 2010 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

August 17, 2010 - Board of Supervisors meeting (workshop at 7:00 pm, formal meeting @ 8:00 pm)

All meetings are held at the Township Building and are open to the public. The application and plans are available for review during normal business hours. Please give me a call at 610-692-7171 or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

F41

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
June 9, 2010 - 7:30PM

Call to Order

Chairman Lees led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Present

Commissioners – Hatton, Whitig, Adler, Lees, Walter, Pomerantz, and Rohrbach. Also present were Township Manager Bob Layman, Township Engineer Rob Pingar, one guest, and those mentioned below.

Adoption of Agenda

The Agenda was adopted as presented (RP/DW).

Approval of Minutes

The minutes of the Planning Commission meeting of March 17, 2010, were approved as submitted. (RH/DW) Unanimously approved. (The PC meetings scheduled for April 7th, April 21st, May 5th and May 19th were canceled.)

Reports.

Russ Hatton reported on the Board of Supervisors meeting of April 4th. The Board considered the PC recommendation for rezoning of the sewer tract and the several pump station tracts, but decided more information on the specific parcels was needed. Residents of Liberty Square were present to request the Township's assistance. There are items which the builder has not completed.

Dave Walter was unable to attend the May 3rd meeting and referred the Commission to the Board minutes noting that there were no items of particular interest to the PC and that the Liberty Square residents were again present to discuss the remaining builder issues.

Brent Whitig reported on the May 24th meeting. Liberty Square residents again attended. The new West Chester Borough Mayor was present to introduce herself.

Dick Pomerantz reported on the June 7th meeting. He noted that the Board has discussed the possibility of modifying the use of a bond issue during the Work Session. Bob Layman explained that the Board had expected to use the bond for sewer projects, but these have been delayed. At this time the Board is considering other uses for the funds. Bond counsel has advised that this is possible but will require certain actions by the Board. Mr. Pomerantz also noted that the Building Inspector reported an increase in the number of permits issued.

Announcements

Environmental Management Center program on Thursday, June 10th.

Non-agenda Public Comment.

Dick Pomerantz, speaking as a Township resident, commented on the Crebilly/Presby Home and public sewer projects. He asked that the PC consider considering this as an agenda item. He spoke of the time devoted to these projects and the expense to Westtown, and asked was the Township reimbursed for out of pocket expenses. It appears that \$140,000 was paid to URS for the sewer project and the related meetings and that significant costs for consultants was incurred for the Presby/Crebilly project. Mr. Layman responded that Presby/Crebilly paid the costs, but that the URS situation was different. He also explained the complication of changes in DEP procedures and reimbursement programs and said that much of the work done by URS would be useful as it would be required for future sewer projects. Mr. Lees said this topic would be on the June 23rd Agenda.

Tract 2010-1, WCASD, Penn Wood Elementary School Renovations

Present for the WCASD were Solicitor Ross Unruh, Kevin Campbell, Operations Manager, and Mark Groves. Also present was Angelo Capuzzi of Chester Valley Engineers and Architect Scott Malin from Spiegle Group. PC received sketch plan dated 5/7/2010 and Chester Valley Engineers letter of 5/12/2010.

Mr. Capuzzi reviewed the present conditions at the school and said that the renovations would include extensive renovations to the existing building, a 9,600 s.f. addition, and removal of the existing modular classrooms. The additions are proposed for the front of the site as steep slopes on rear section of the tract preclude expansion in that direction. New water service will be required. The renovated building will be sprinkled and air conditioning is being considered. A storm water basin will be constructed at the rear of the building.

Mr. Pomerantz asked about use of the existing drive from the front of the building to the Bobolink Lane cul-de-sac commenting that there was a safety issue. He also asked about the possible impact of the construction on the neighborhood, and suggested advising the neighbors of the project.

Mr. Capuzzi responded to Township Engineer Pingar's questions as follows:

1. Mechanical components will be located on a pad outside of the auditorium section of the building (PC suggested buffering).
2. No storm water management was required when the school was constructed. The roof drains of the original building discharge into 36" pipes filled with stone which serve as basins.
3. Access to the rear of the building for construction purposes will go from the existing drive around the rear of the west wing of the existing building.

The work is scheduled for 2012 and is anticipated to cost 10.6 million.

Ross Unruh asked that the Commission recommend to the Board of Supervisors that the Land Development Plan for this project, when submitted, be considered as a Preliminary/Final submission. The PC agreed.

Motion (RP/BW), the Planning Commission recommends that the Board approve consideration of the Land Development Plan for Tract 2010-1, Penn Wood School Renovations, as a Preliminary/Final Plan, in order to process the application in a timely manner. Unanimously approved.

Tract 2010-2, WCASD Westtown-Thornbury Elementary School Renovations.

PC received a sketch plan dated 5/17/2010 and a letter from KCBA Architects dated 5/14/2010. Present were the WCASD representatives, Engineer Peter Haas of Barry Isett & Associates and Architect Scott Kalner.

Mr. Kalner said the school was built in 1954 and has been added to at several different times and includes seven modular classrooms which will be removed. The renovations include an addition with a new gymnasium, re-arrangement of interior spaces to provide greater efficiency, a sprinkler system, relocation of an existing soccer field, and grading and pathways for the new addition. The existing on-site septic system will be modified to accommodate the building addition. A temporary construction driveway and staging area will be constructed at the southeast corner of the property.

Peter Haas noted that the site is served by public water: a new service line will be added for the fire protection system. At present there are only a few small storm water pipes. Underground on-site storm water detention will be added in the area of the soccer field. There is an increase in impervious surface of approximately 11,000 s.f. which will be contained and managed. Air conditioning the school is being considered. The mechanical equipment would be located on the roof and completely screened.

Mr. Lees asked about the on-site system. Mr. Haas indicated that two of the existing six fields will be removed as they are in the area of the new addition. They will be replaced. No increase in school population is anticipated. Mr. Unruh commented that there had been discussion of public sewer, but no agreement has been concluded with West Goshen in whose service area the school is located.

Mr. Pomerantz asked about screening of contractors employees for possible history of sex crimes. Mr. Campbell assured the Commission that the WCASD has a procedure for this purpose.

Mr. Haas responded to Engineer Pingar's questions as follows:

1. Two of the existing four sheds on the property will be removed. Additional storage for seasonal items will be provided in the new addition.
2. Some testing of the existing septic fields, two of which are located in the flood plain, has been done, and more will be done.
3. The applicant will consult DEP about permits which may be required for location of the construction staging area and drive, and the restored soccer field which are partially in the flood plain.

Mr. Pingar indicated that, although state permits may be required for this project, he did not object to the request for the Preliminary/Final plan process.

The project is scheduled to begin in 2011, take about 18 months, and to cost approximately 10.8 million.

Motion (RP/BW), the Planning Commission recommends that the Board approve consideration of the Land Development Plan for Tract 2010-2, Westtown-Thornbury School Renovations, as a Preliminary/Final Plan, in order to process the application in a timely manner. Unanimously approved.

Thornbury Township- Crooks Subdivision

The Commission received the plan for this three lot subdivision on the south side of Route 926 immediately behind the CVS Pharmacy. PC will make no comment.

Public Comment

Tom Lownes, 1428 Bobolink Lane. Mr. Lownes said he was a happy neighbor of Penn Wood School, but had some questions regarding the plan for renovations. He noted that there was a gate in the side drive which enters the Bobolink cul-de-sac that is currently closed when the school is not in session and asked if the gate would remain. He also asked about cost overrides. PC referred these questions to Kevin Campbell of the WCASD. Mr. Lownes expressed concern about use of the side drive by construction vehicles, and possible safety issues. It was noted that while a construction access to the rear of the building is proposed, there is currently no access to the rear for emergency vehicles. Mr. Lownes also expressed the hope that as much of the existing trees as possible would remain to screen the adjacent residences.

Adjournment (DW/EA) - 9:20pm.

Elaine L. Adler
Planning Commission Secretary