

Planning Commission Meeting Minutes  
January 17, 2019

Reorganization:

In attendance: Jay Glickman, Jim Rall, Ellen Reynolds, David Fetzer, Steve Krumenacker, Mike Lyon.  
Also in attendance; Candyce Chimera, Marianne McConnell and Bruce Shoupe. Absent Leon McGuire

Chairman: Motion made by Jim Rall and seconded by Ellen Reynolds to appoint Jay Glickman. Motion passed 6-0, (Leon McGuire absent)  
Vice-Chairman: Motion made by Jay Glickman seconded by Steve Krumenacker to appoint Jim Rall. Motion passed 6-0 (Leon McGuire absent)  
Secretary/Treasurer: Motion made by Jay Glickman seconded by Mike Lyon to appoint Ellen Reynolds. Motion passed 6-0 (Leon McGuire absent)

Call to Order: 7:30pm

Approval of Minutes: August 16, 2018 and September 20, 2018. Motion Mike Lyon, second David Fetzer approved as submitted. Motion passed 6-0 (Leon McGuire absent)

*FedEx Ground Package* – All comments and review letters are “will comply” with the exception of 7-8 waiver requests. Jose Lazo of BL Companies presented the proposed application / improvements for 1350 and 1360 Welsh Road, an LI Zoned property with LI adjacent properties. Two access points exist, the eastern driveway is for the 1350 property and the main access driveway on the western side of the property is for the 1360 Welsh Rd property (FedEx). The property consists of two condominium units, each owned separately.

FedEx will now become a co-location facility, processing ground packages and residential deliveries. Previously, only processed residential deliveries. The proposed parking lot expansion for additional employee parking and re-configuration of the loading dock area is designed to provide secure parking and new tractor trailer parking. The new loading dock yard area will be secured with fencing and three overhead truss gates at the entrances/exits to the secured rear area. These gates will be activated by emergency pre-emption devices approved by the Department of Fire Services in the case of an emergency response. There will be 36 new additional parking spaces constructed at the FedEx site at 1360 Welsh Rd. At 1350 Welsh Rd, an additional 19 parking spaces, noted on the plan, are to be constructed under a future separate project, not included in the FedEx NPDES permit. The applicant requests 50% illumination level at night time for security reasons, complies with the ordinance. Shielding is provided. Currently at FedEx, all lights extinguish at 10pm.

Reviewed waivers requested:

1. Require double lined parking spaces, request single line.
2. Handicap space 12x24 against building, propose federal guideline size
3. Concrete curb along driveways – no curb proposed at 19 parallel spaces at 1350 Welsh Rd, impedes stormwater runoff
4. Curbing size

5. Shade Trees within planting islands. Request waiver in some islands that are within the existing water easement. Plantings will be provided elsewhere on the site.
6. 20 foot wide divider island. Provided 5 feet.
7. Topography beyond 400 feet limits. Provided 30-70 feet beyond improvement areas
8. Stormwater management infiltration requirements. Testing conducted at site, cannot infiltrate on site due to existing soil conditions. Providing water quality in a different ways, including underground stormwater systems.

Township Consultants supported the waivers requested.

Andy Heindrich, applicant's Traffic Engineer, discussed the no left turn sign (restrictions) currently at the end of the westerly driveway on to Welsh Road from the site. With concurrence from PennDOT, there is no need to maintain this sign due to the existence of a center turn lane. PennDOT reviewed and determined to remove the left turn restriction and install stop signs (westerly driveway). Letter from PennDOT approving the removal of this sign has been received.

On a motion made by Jay Glickman and seconded by Mike Lyon the FedEx Plan was recommended for approval subject to compliance with reviews issued by staff and Township Consultants.

*Police and Fire Federal Credit Union* - Presented by a representative of Eustace Engineering. The property is under agreement of sale with cross access agreements and easements. Applicant proposes a new credit union branch location at 798 Bethlehem Pike. A 2013 plan, approved a pad site for a retail/restaurant use adjacent to Chick Fil A. The current building/use proposed is a 4500 sf credit union facility. The applicant requests the same waivers granted in 2013 plus an additional four waiver requests. The drive- thru teller lane is being reduced from 24 feet to 20 feet from the 2013 plan. This will be a one-way drive thru lane with no conflicts. Some parking, stormwater management facilities have already been constructed and the water fire service lines are already installed. The fire hydrant to be installed will be relocated from the rear of the site to the front providing better access to Emergency Services. There is a common shared drive with Chick Fil A from the Mall ring road into the site.

Waivers Requested:

1. 22 foot drive aisle required. Requesting 20 foot.
2. 8 inch curb, request 6 inch, matches existing.
3. No street lighting along route 309. Believe area is adequately lit already.
4. Lighting – uniformity ratios for drive thru canopy and walk up ATM for security reasons.
5. Traffic impact study required – contribute monies in the amount equivalent to full cost of the study.
6. Buffer plantings. (Previously granted waiver that runs with the land – no longer waivable?)

All Township Consultant review letters. Applicant will comply.

Parking requirements for the entire site including Chick Fil A have been met. Actually providing one additional required space.

Additional painted crosswalk was suggested from parking spaces along 309 to the entrance / front of the Credit Union.

The Commission was concerned with the existing bottlenecked, traffic jam conditions at the current Chick-Fil-A drivethru exit, which is also a shared access and drive lane along 309. Is there some design to give relief to that area? The applicant stated they will look into the possibility of eliminating the end parking space of the shared parking aisle in order to soften the turn exiting from the Chic- Fil-A drivethru.

On a motion made by Ellen Reynolds and seconded by Steve Krumenacker the FedEx Plan was recommended for approval subject to compliance with reviews issued by staff and Township Consultants.

There being no further business to be heard, the meeting adjourned at 8:45pm. The next meeting is scheduled for February 21, 2019.