

## Planning Commission Meeting Minutes - April 15, 2021

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**In attendance:** Jay Glickman, Jim Rall, Frank Davey, Rutuke Patel, Leon McGuire, Dave Fetzer, and Tom Borghetti. Also in attendance; Candyce Chimera, Board Liaison; Rebecca Geiser, Twp Solicitor; Bruce Shoupe and Marianne McConnell.

**Call to Order:** 7:30pm

**Approval of Minutes:** On a motion made by Jay and seconded by Frank, the minutes from the March 2021 meeting were approved as submitted.

**Walnut Knoll – Minor Subdivision** – Tom Borghetti, applicant’s engineer, presented the proposed project to the Planning Commission members. (Mr. Borghetti, as a Planning Commission member, recused himself from this application in regards to making any recommendations). The property is located at 1109 Vilsmeier Road within the R-2 Residential Zoning District. The parcel is .93 acres in size with an existing single family home. The applicant, Caracausa Building and Development, Inc., proposes to demolish the existing home and subdivide the lot into two separate lots. Each lot proposes a single family detached dwelling to be constructed with associated utilities, driveways, utilities, landscaping, and stormwater management. Both lots meet the zoning requirements in regards to lot size, building setbacks, and impervious and building coverages. The placement of the home on lot 2 was laid out to preserve the existing Montgomery Township Legacy Tree, a 36” Black Walnut. The applicant reviewed the waiver requests for the project to be presented to the Board of Supervisors. A concern was raised that not enough storm water management facilities were provided to meet the maximum impervious coverage allowed on the lot.

On a motion made by Jay Glickman and seconded by Jim Rall the Planning Commission recommends the Board of Supervisors approve the Land Development application presented subject to compliance with the Township Staff, Consultant Review letters, and updated storm water management improvements to meet the maximum impervious coverage allowed of 30% of the lot.

**Costco Wholesale – Land Development – Proposed Gasoline Filling Station** - Wendy McKenna, attorney for the applicant, presented a summary of the proposed gasoline filling station to be constructed adjacent to the existing Costco Wholesale establishment. The applicant previously appeared before the Commission for the same project with respect to a Zoning Text Amendment and Conditional Use application which were subsequently approved by the Board of Supervisors.

Only fuel sales would be available to Costco members; no retail/convenience items will be for sale at the gas station. There would be (3) underground 30,000 gallon tanks installed on the site, a canopy, and a small kiosk for the attendant. Full length (12-15 foot) hoses are provided to be able to reach both sides of the vehicle. No cash payments will be received, credit or debit card sales only. The proposed site has one-way traffic design. The hours of operation are 6am to one hour after store/warehouse closing, 7 days a week.

On a motion made by Jay Glickman and seconded by Leon McGuire the Planning Commission recommends the Board of Supervisors approve the Land Development application presented subject to compliance with the Township Staff and Consultant Review letters.

**Adjournment:** There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 8:15 pm. The next meeting will be held at 7:30 pm on May 20, 2021 at the Montgomery Township Building.