

## Planning Commission Meeting Minutes – June 17, 2021

---

**In attendance:** Jim Rall, Frank Davey, Rutuke Patel, Leon McGuire, Dave Fetzer, and Steve Kremenecker. Also in attendance; Rebecca Geiser, Twp Solicitor; Bruce Shoupe and Marianne McConnell.

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

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

On a motion made by Tom Borghetti and seconded by Frank Davey, the Planning Commission recommends the Board of Supervisors approve the Minor Subdivision application as presented subject to compliance with the Township Staff recommendations and Consultant Review letters. All members were in favor.

**Krispy Kreme Donut Corp. / 1201-1281 Knapp Road LDS #714** – Amy Farrell, applicant's attorney, presented the proposed project to the Planning Commission members. The applicant, Krispy Kreme Donut Corp., proposes to demolish the existing 5,762 square foot building (former Applebee's) and 14 existing parking spaces to construct a new 4,011 square foot drive-through fast food facility, 480 square foot outdoor dining area, and 8 parking spaces within the 6,535 square foot lease area. The applicant indicated that the current plans will be revised to per the comments noted in the May 14, 2021 letter from the Township Engineer. The Fire Marshall has confirmed that the plan conforms with the access requirements for the Township's fire truck. The applicant discussed the proposed crosswalk for parking spaces placed on other side of drive-through lane, the trash enclosure area, and the tree replacements. Buffering will be added along the Bethlehem Pike and Knapp Road sides of the lease area.

The applicant presented a Waiver list letter dated May 18, 2021 to the Planning Commission, however, the letter was not updated to reflect changes to items 1 and 2 in regards to parking space sizes and drive aisle widths.

The Commission questioned the drive-through stacking. After 8 cars are in the queue, where do they go? The applicant discussed utilizing the former bank's lane, adding striping, and signage for the overflow, but needed to contact the landlord Kimco).

On a motion made by Frank Davey and seconded by Steve Kremenecker, the Planning Commission recommends the Board of Supervisors approve the Land Development application as presented subject to compliance with the Township Staff recommendations and Consultant Review letters. All members were in favor.

**Adjournment:** There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Leon McGuire, the meeting adjourned at 8:00 pm. The next meeting will be held at 7:30 pm on July 15, 2021 at the Montgomery Township Building.