

AGENDA ITEMS

WireCo WorldGroup
(aka Phillystran, Inc.)
Park and Recreation Plan Update

cc:	R. Birch	K. Johnson
	M. Fox	Sewer Authority
	J. McDonnell	F. Bartle
	J. Walsh	B. Shoupe
	C. Chimera	E. Reynolds
	L. McGuire	M. Beatty
	J. Glickman	M. Schelly
	L. Manai	J. Goldstein
	J. Trump	J. Rall

MONTGOMERY TOWNSHIP PLANNING COMMISSION

March 3, 2011

The March 3, 2011, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Michael Beatty, Jay Glickman, Leon McGuire, James Rall and Ellen Reynolds. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of February 17, 2011, were approved as submitted.

There were no public comments.

The first item on the agenda was a presentation of the plan for WireCo WorldGroup (aka Phillystran, Inc.), which is located at 151 Commerce Drive. Christen Pionzio, attorney, Matthew Williams, engineer, and Mark Setman, Phillystran, were present to discuss this plan. Ms. Pionzio stated that the applicant proposed to construct a 9,600 square foot building adjacent to the existing building. It was explained that the company manufactures wire rope and needs the additional space for storage. The property is located in the LI-Limited Industrial Zoning District. Ms. Pionzio further advised that they were in receipt of all of the Township consultant's review letters and that they will comply with all of the comments. However, the applicant was requesting three waivers. The first waiver request was from submitting a Traffic Impact Study. Ms. Pionzio explained that, as the proposed building was for storage space only, there would be no additional employees and therefore no additional traffic. They did not feel that a study was necessary and were asking that the Board of Supervisors waive this requirement. The second waiver request was for relief from submitting a fee in lieu of the dedication of park ground. They did not feel that this was necessary as the building was not going to bring more people to the site, so they did

not need to provide fees for any recreational facilities. The applicant was also asking for a waiver from providing softening buffers along property boundaries where new construction is proposed. It was explained that any plant materials that would be disturbed during construction would be provided in other locations on the site. The number of trees and shrubs approved previously for the Phillystran development will be provided. Mr. Williams had been in contact with the Township Landscape Architect and would comply with whatever she recommended. Some discussion followed. The consensus of the Planning Commission members was that there were no concerns with this plan. It was also noted that they were not opposed to the waiver requests. However, it was also noted that it would be the Board of Supervisors final decision on all of the waivers. Chairman Trump asked if there was enough access for the fire trucks to maneuver around the building. Ms. Pionzio stated that the Fire Marshal had not indicated that this would be a problem. Mr. Shoupe explained that the Township Traffic Engineer had asked that truck turning templates be provided to make certain that the emergency vehicles could circulate the site. Ms. Pionzio and Mr. Williams will follow up on this request. After some further discussion, a motion was made by Mr. Glickman, seconded by Ms. Reynolds, to recommend to the Board of Supervisors, that this plan be approved, subject to compliance with all comments of the Township's review agencies. Motion carried unanimously.

A brief discussion occurred regarding the Park and Recreation Plan Update. The Planning Commission members felt that the Park Board and the County Planning Commission's presentation at the last meeting had been excellent. It was suggested that if anyone had any suggestions that they contact Matt Schelly.

The next meeting of the Planning Commission will be held on Thursday, March 17, 2011. The Hawthorne Court development will be discussed. Adjacent residents had been invited to attend this meeting.

This meeting adjourned at 8:20 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary