

Planning Commission Meeting Minutes November 21, 2019

In attendance: Jay Glickman, Jim Rall, David Fetzer, Tom Borghetti. Absent: Mike Lyon, Leon McGuire, Steve Krumenacker, and Candyce Fleuhr-Chimera. Also in attendance; Stacy Crandell, Marianne McConnell and Bruce Shoupe.

Call to Order: 7:30pm

Approval of Minutes: On a motion made by Dave Fetzer and seconded by Jim Rall, the September 21, 2019 minutes were approved as submitted. Motion passed 4-0.

Pro Real Ventures LDS # 699 / Car Wash / 1274 Welsh Road LDS#699 – The site is located at the northeast corner of the intersection of Dekalb Pike and Welsh Road, within the C – Commercial District. Mr. Daniel McCarthy of Fox Rothschild presented the proposed project to the Commission members. The applicant, Pro Real Ventures, LLC proposes a 4,594 square foot car wash building with associated circulation drives, pay stations, vacuum bays, parking and stormwater management. An additional entry/exit within the expanded easement on the adjacent PECO property has been added to the plans. The applicant has previously been granted Conditional Use and Preliminary Plan approval and is now seeking Final Plan Approval. The applicant has submitted a revised waiver request letter prepared by T&M Associates dated November 21, 2019 adding two additional waiver requests based on TPD's plan review comments. Seven waivers have been requested. The first five were previously reviewed. The last two waivers request the following:

1. Waiver to allow a proposed dumpster, level spreader, sidewalks, and parking within the landscape softening buffer. (SLDO Section 205-52.B(2))
2. Waiver of the requirement to provide lighting intensities and uniformity ratios in accordance with the current recommended practices of Illuminating Engineering Society of North America with the egress drive aisle and driveway exiting onto Dekalb Pike. (Section A237.1.1a) – No lighting is permitted with the Peco Easement due to the overhead wires. The applicant has agreed to add illuminaires on the existing utility pole, however, it would not meet the requirements.

On a motion made by Jim Rall and seconded by Dave Fetzer, the Commission members recommend the Board of Supervisors grant final plan approval subject to compliance with reviews issued by staff and Township Consultants.

Montgomery Realty Associates LDS # 701 / 744 Bethlehem Pike – The project is comprised of two lots: 744 Bethlehem Pike and 1227 Vilsmeier Road for a total of 1.97 acres (85,899). The Bethlehem Pike sits within the C – Commercial District and is currently vacant. The second lot is split-zoned sitting within the C – Commercial District and R2 – Residential. A single family residential dwelling currently on the lot is proposed to be demolished. The applicant proposes to construct a 12,249 square foot building with a mixed-use of restaurant, pm pediatrics, and retail. The building and the majority of the parking will be on the Bethlehem Pike. The applicant has obtained the required relief from the Zoning Hearing Board for this proposed project. Mr. Matthew Chartrand of Bohler Engineering presented the project to the Planning Commission. The applicant received previous Land Development approval for a smaller building on the one lot along Bethlehem Pike. They have since added the second lot and currently proposed a larger building with additional parking. Mr. Chartrand stated that the plan complies with the consultants review letters with the exception of the waivers requested. Mr. Chartrand reviewed the

waivers requested with the Planning Commission in regards to the proposed rain garden facility; street trees; softening buffers; slopes within the buffer areas; landscaping; and parking islands. Two additional waiver requests are now being made in response to Traffic Planning & Design's review letter:

1. Street lighting Section 1.3A to allow decorative wall sconces on the front of the building with light remitting above the horizontal plane.
2. Chapter A237-1 to not require street lighting along Bethlehem Pike.

Jim Rall asked the applicant how high the proposed retaining wall along Vilsmeier Road is. The applicant stated 18-24" maximum height. Tom Borghetti asked the applicant to clarify the use of the proposed outlet structure and level spreader rather than a spillway. The applicant discussed that the proposed stormwater facility will act as a water quality filter and infiltration system. Bruce Shoupe asked the applicant to discuss TPD's comment on their review letter in regards to adding curbing to maximize the driveway throat length along Bethlehem Pike rather than the proposed hatched areas. The applicant stated that they would comply.

On a motion made by Jim Rall and seconded by Dave Fetzer, the Commission members recommend the Board of Supervisors grant final plan approval subject to compliance with reviews issued by staff and Township Consultants.

There being no further business to be heard, the meeting adjourned at 8:05 pm. The next meeting is scheduled for January 16, 2020 at 7:30pm.