

Planning Commission Meeting Minutes November 19, 2020

In attendance: Jay Glickman, Jim Rall, Steve Krumenacker, Frank Davey, Rutuke Patel and Tom Borghetti. Also in attendance; Bruce Shoupe and Marianne McConnell.

Call to Order: 7:30pm

Approval of Minutes: On a motion made by Leon and seconded by Rutuke, the minutes from the October 2020 meeting were approved as submitted.

Public Comment: none

TNT Volleyball, Inc. Conditional Use Application / 1050 Bethlehem Pike – The application was presented to the Commission by the applicant's attorney, Matthew McHugh and Chuck Dougherty. The applicant, TNT Volleyball, is a volleyball club formed in 2016. Currently the club has 12 teams for ages 12-18 with plans to expand with additional teams, youth clinics, summer camps, leagues, private lessons, court rentals, and tournaments.

The applicant proposes to lease a 10,760 square foot space within a 100,000 square foot building located at 1050 Bethlehem Pike. The space will be fitted out to create 3 volleyball courts. The proposed use will primarily operate evenings and weekends, the opposite hours of the current tenants within the building. An indoor recreation facility is permitted within the Limited Industrial District by Conditional Use. The applicant is scheduled to appear before the Board of Supervisors on November 23, 2020. The applicant stated that the proposed use meets the Conditional Use requirements set forth in the Township Code.

The following questions were asked by the Commission and answered by the applicant / Township staff:

1. *Is there adequate parking for your proposed use?* Approximately 65 parking spaces are available on the site for all tenants. Landlord has committed to "striping" the parking lot to define the spaces.
2. *Can the other tenants expand their current hours of operation if needed?* Yes, they are not limited to specific hours.
3. *Will you be hosting tournaments and how often?* Yes, and not sure of frequency. Will look into off-site parking options and shuttles for events.
4. *What is the estimated number of players and coaches at one time for practices?* Approximately 35 for practices. 95% of use will be for training.

The Commission expressed concerns over parking as the business expands and tournaments are scheduled.

On a motion made by Leon McGuire and seconded by Tom Borghetti the Planning Commission recommends the Board of Supervisors approve the Conditional Use application presented subject to compliance with the Township Staff and Consultant Review letters and traffic concerns.

Adjournment: There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Frank Davey, the meeting adjourned at 8:10 pm. The next meeting will be held at 7:30 pm on December 17, 2020 at the Montgomery Township Building.