

Planning Commission Meeting Minutes June 19, 2019

In attendance: Jay Glickman, Jim Rall, Ellen Reynolds, David Fetzer, Leon McGuire, Steve Krumenacker. Absent Mike Lyon. Also in attendance; Stacy Crandell, Marianne McConnell and Bruce Shoupe.

Call to Order: 7:30pm

Approval of Minutes: May 16, 2019. Motion Jim Rall, second David Fetzer approved as submitted. Motion passed 6-0 (Mike Lyon absent).

1274 Welsh Road / Pro Real Ventures, LLC / Car Wash – The applicant proposes the construction of a 4,594 square foot car wash building with associated circulation drives, pay stations, vacuum bays, parking spaces, and stormwater management areas. The proposal includes an expanded easement onto the adjacent PECO property.

The applicant's attorney, Kim Freimuth, presented the proposed project and discussed the five following waiver requests:

1. Driveway Width – Ordinance requires 26 foot width. Proposes 31.5 feet. 31.5 feet is proposed to accommodate emergency vehicles. The applicant provided truck turning plans for review.
2. Drive Aisle Width – Ordinance requires a minimum width of 22 feet. Applicant proposes a 12 foot wide lane for a portion of the car wash queue and a 21 foot wide drive aisle in the area of the parking stalls. The Township Traffic Engineer had no objection to the waiver provided truck turning plans demonstrate that trucks can be accommodated.
3. Street Trees – Applicant is unable to install required trees or shrubs along the adjacent Peco property pursuant to the terms of the Easement Agreement with Peco.
4. Street Lights - Waiver from requirements to install street lights along the street frontage, Welsh Rd and Dekalb Pike. Applicant requests waiver as there are no existing street lights in the vicinity along these roads.
5. Dewatering Time Requirements - Applicant requests waiver from requirement that storage facilities completely drain within 24-72 hours from the end of the design storm. The applicant proposes the Managed Release Concept (extended detention) as a BMP given the infiltration rates at the site and has designed a system that exceeds the Township dewatering time requirements. It is supported by the PaDEP and the Township Engineer recommended this waiver to allow the extended dewater times.

On a motion made by Steve Krumenacker and seconded by Ellen Reynolds the Pro Real Ventures / 1274 Welsh Rd subdivision plan was recommended for approval subject to compliance with reviews issued by staff and Township Consultants.

The members of the Commission thanked Ellen Reynolds for her time and contributions to the Township as a member of the Planning Commission and wished her well in the future.

There being no further business to be heard, the meeting adjourned at 7:45 pm. The next meeting is scheduled for July 18, 2019 at 7:30pm.