

Planning Commission Meeting Minutes

March 18, 2021

In attendance: Jay Glickman, Jim Rall, Steve Krumenacker, Frank Davey, Rutuke Patel, Leon McGuire, and Tom Borghetti. Also in attendance; Candyce Chimera, Board Liaison; Rebecca Geiser, Twp Solicitor; Bruce Shoupe and Marianne McConnell.

Call to Order: 7:30pm

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

Costco Wholesale – Conditional Use Application – Proposed Gasoline Filling Station -

Wendy McKenna, attorney for the applicant, presented a summary of the proposed gasoline filling station to be constructed adjacent to the existing Costco Wholesale establishment. The applicant previously appeared before the Commission for the same project with respect to a Zoning Text Amendment, which was subsequently approved by the Board of Supervisors in September 2020.

The Director of Real Estate Development for the Costco organization was present to provide additional details about the project. The Director stated that the gasoline sales would be for Costco members only. It is a safe and environmentally friendly operation. Only fuel sales would be available; no retail/convenience items will be for sale at the gas station. There would be (3) underground 30,000 gallon tanks installed on the site, a canopy, and a small kiosk for the attendant. Full length (12-15 foot) hoses are provided to be able to reach both sides of the vehicle. No cash payments will be received, credit or debit card sales only. The proposed site has one-way traffic design. The hours of operation are 6am to one hour after store/warehouse closing, 7 days a week.

The following questions were asked by the Planning Commission members: None, as members were familiar with the project due to the previous presentation and will have ability to review the land development plans and ask any questions at that time.

The following questions / comments from members of the public in attendance: None

The presentation concluded. The applicant thanked everyone for their time.

On a motion made by Jay Glickman and seconded by Leon McGuire 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.

2021 Comprehensive Plan Update – The Commission reviewed the tasks and timeline prepared by Gilmore Associates for this project. A tour of specific areas in the Township was scheduled for April 1, 2021.

Adjournment: There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 8:10 pm. The next meeting will be held at 8:10 pm on April 15, 2021 at the Montgomery Township Building.