

**Planning Commission
Minutes
October 5, 2009
7:30 PM**

Present:

Patricia Younce, Chairman
Brett MacKay, Vice Chairman
John Gabriel
Tim Shafer
Robert deHaan
David Mosesso
Nancy Becker
Paul Rea

Absent:

William Schalleur

Staff:

Joseph Leis, Director of Community Planning

Opening Comments

Chairman Younce called the meeting to order at 7:33 p.m.

Minutes

Chairman Younce asked if there were any comments on the minutes. Nancy Becker asked to have the minutes amended to include answers to the questions. Joe Leis said he would revise them and bring them back next month.

Chairman Younce announced next application.

LAND DEVELOPMENT

Magic Shine Car Wash – SLD773

Carl Weiner represented the applicant. Mr. Weiner started with a review of the CMX review.

Under Zoning #6, Mr. Weiner indicated the adjoining owner has agreed to enter into an Easement Agreement with the owner on the North or West of the property.

They have also made arrangements to maintain the existing fence.

Chairman Younce asked how will they comply with landscaping. Mr. Weiner described the landscaping on their own side and the location of the building on the other.

Comment #12, Page 5, the sign will be relocated.

Comment #18, Page 5, Nancy Becker asked about the age of the aerial photo, Mr. Weiner and Art Boesler stated they have supplied additional information to CMX. The aerial previously submitted is the most recent available.

Russ Benner described what they need to conduct a review.

Chairman Younce asked Mr. Benner if he was okay with what has been submitted.

He responded in the affirmative.

Item 20, Page 4, Mr. Weiner described the existing driveway configuration and their proposed modification.

Tim Shafer asked about comment #17, Mr. Weiner indicated that there will be a minimal increase in traffic and had discussed the issue with the Board of Supervisors.

Comment 31, Page 6, Mr. Weiner stated they will provide the necessary paperwork to the Township Solicitor. The neighbor is agreeing to any encroachment.

John Gabriel asked about the Traffic Engineer's review and are there any comments about the configuration.

Mr. Weiner stated the traffic study was done with the new configuration and there were no comments.

John Gabriel asked about the inlets and storm pipes.

Art Boesler described where the inlets are located and where they discharge.

John Gabriel asked will it discharge to the grass area by the tunnel. Mr. Boesler stated yes and that the water will sheet flow across the site.

John Gabriel asked about the drains in front of the self-serve bays.

Mr. Boesler described the raised landscape island that will prevent water from entering Allentown Road.

Mr. Boesler described the Penn Dot process for obtaining a Highway Occupancy Permit.

John Gabriel asked Russ Benner if he was satisfied with the drainage as described. Mr. Benner responded yes.

Dave Mosesso asked about the propane sale area as shown on the plan is it safe and asked Russ if he was aware of it and is he okay with the location.

Mr. Benner said he was aware.

Dave Mosesso stated he was concerned with the safety of having additional cars.

Mr. Weiner stated that they will have better traffic markings to get cars around it.

Mr. Boesler described what will happen and how the tank will be protected.

Dave Mosesso continued to express his concerns, Mr. Boesler described in detail the safety features that they will install.

Paul Rea asked how does a person get his tank filled.

Mr. Boesler stated an attendant would take your tank enter the fenced area and fill the tank.

Paul Rea asked about the location of the Bollards.

Mr. Boesler said they will comply with the Fire Marshal comments.

Chairman Younce recommended the applicant come back with the Board of Supervisor's Conditional Use Decision, details on the propane tank protection and something definitive on the encroachment agreement.

Mr. Weiner stated that a decision tonight would have no bearing on the Board of Supervisors.

Chairman Younce stated that they would like to see what if any conditions the Board of Supervisors impose, provide the easement agreement and the tank protection.

They continued discussion back and forth on the issues.

John Gabriel asked about comment #3 under additional comments.

Mr. Weiner said he is discussing the easement issue with the Township Solicitor.

John Gabriel asked if the Township is okay with this issue.

Joe Leis responded that the applicant indicated they would comply.

Mr. Weiner thanked the Commission and said he would come back with the additional information.

ZONING

Sign Ordinance

Paul Rea asked were the County Planning Commission's comments incorporated, Mr. Leis responded yes. No other comments or corrections were noted.

Chairman Younce proposed a motion to recommend the Board of Supervisors schedule a hearing, Dave Mosesso seconded.

Voting for: Pat Younce
Brett MacKay
John Gabriel
Bob deHaan
David Mosesso
Nancy Becker
Paul Rea
Tim Shafer

Absent: William Schalleur

Additional Business

Nancy Becker asked about reviewing the video tapes and the Planning Commission should review them.

John Gottschall said the Planning Commission should see the tape.

Joe Leis said they can review it if they desire.

Russ Benner read the actual language from the ordinance.

There was discussion among the Planning Commission on the issue of seeing the tape.

Brett MacKay moved that staff change the ordinance to provide an updated format instead of the video tape, Chairman Younce seconded.

Voting for: Pat Younce
Brett MacKay
John Gabriel
Bob deHaan
David Mosesso
Nancy Becker
Paul Rea
Tim Shafer

Absent: William Schalleur

Chairman Younce asked if there was anything further, hearing none. Chairman Younce adjourned the meeting at 8:33 PM.

Respectfully submitted,

Joseph T. Leis
Director of Community Planning

JTL/ck