

**Planning Commission
Minutes
August 3, 2009
7:30 PM**

Present:

Patricia Younce, Chairman
Brett MacKay, Vice Chairman
John Gabriel
William Schalleur
Robert deHaan
David Mosesso
Nancy Becker

Absent:

Tim Shafer (Arrived at 7:37 PM)
Paul Rea

Staff:

Joseph Leis, Director of Community Planning

Opening Comments

Chairman Younce called the meeting to order at 7:30 p.m.

Minutes

Chairman Younce asked if there were any comments on the minutes and corrections were noted. Chairman Younce asked for a motion to the July, 2009 minutes, John Gabriel moved to approve and Nancy Becker seconded.

Voting for: Brett MacKay
 John Gabriel
 Bob deHaan
 David Mosesso
 Nancy Becker

Abstain: Pat Younce
 William Schalleur

Absent: Tim Shafer
 Paul Rea

Chairman Younce announced next application.

LAND DEVELOPMENT

Magic Shine Car Wash – SLD773

Carl Weiner represented the applicant, Mr. Weiner reminded the Commission that they had been before them previously. He then gave an overview of the project, itemizing the specific improvements to be installed. He explained that they have received relief from the Zoning Hearing Board.

Mr. Weiner then discussed the CMX letter. He started with the comment on Page 3, #6, Mr. Weiner distributed photos of the site. He described the existing landscaping in the northwest side property line. The southeast property line has an existing fence.

Chairman Younce asked about ownership of the buffers. Mr. Weiner indicated what his clients owned..

Dave Mosesso asked who put the fence up. Mr. Weiner stated previous owners of the car wash.

Chairman Younce asked about the legal opinion of ownership. Mr. Weiner said they would do further research.

Nancy Becker asked why don't they file the adverse possession documents. Mr. Weiner separated the issued into two items, the trees exist and are on their property. The fence exists and Mr. Weiner asserts that the adjoining property owner can't remove it because of adverse possession. Mr. Weiner said he would do as Nancy suggested and contact her office.

John Gabriel believes the retaining wall should be continued along the property line.

Art Boesler, the Engineer, stated the extended building wall will act as a buffer. Mr. Boesler explained that the properties along Valley Forge Road drain towards the car wash. The car wash is 3-5 feet below the adjacent properties.

Nancy Becker questioned the aerial picture and noted that the Citizen's Bank and CVS have not been constructed.

After discussion, Mr. Weiner stated that they will provide the additional information on contours as required for the waiver request.

Mr. Weiner discussed the comment on Page 5, #11. They are providing a wider sidewalk and will provide the off-road bike trail.

The applicant will comply with the other items including providing the traffic impact fee as noted by Pennoni.

Mr. Weiner discussed the existing driveway locations and the improvements they are proposing.

Art Boesler described the issue behind the comment on Page 8, #24 and the handicap parking space locations to the building.

Russ Benner suggested shifting the parking space.

Mr. Weiner stated they do not intend to disturb the adjacent property and therefore will comply with comment on Page 9, #31. Mr. Boesler explained the issue.

Bill Schalleur asked about access to the detail bays and self serve with the vacuum pump location. Art Boesler explained the operation and how patrons would use the site.

John Gabriel asked about the detail bays including the utilities, he wanted to know where the drainage would connect.

Mr. Weiner agreed to revise their submittal and return to the Planning Commission.

Chairman Younce announced next application.

North Montco Tech Career – SLD784

Mr. Scott McMackin represented the applicant. Mr. McMackin gave an overview of the school as it exists and their proposal. He described the previous approvals granted by the Township.

Mike Lucas, the Director of the School, then spoke about the existing operation and their proposed design of the building.

Mr. McMackin explained that they would not be adding any more staff or students.

Dave Mosesso asked why do they need the additional parking spaces. Mr. McMackin explained that with the bus route change they can add striping to create more parking. He continued to state they didn't need the extra spaces.

Mr. McMackin reviewed the CMX letter. They will provide the fee in lieu of the open space. Page 5, #5 they will request a deferral for the sidewalk.

Mr. McMackin indicated they will only discuss the waivers they are seeking all others will comply.

Mr. McMackin discussed comment on Page 8, #15 and stated they would seek a deferral and discuss the escrow with the Board of Supervisors.

Item #14, Mr. Lucas explained his outreach to the adjoining property owners, stating they were in favor of the project.

Russ Benner suggested using the past approval plans.

Mr. McMackin explained the waiver request for comments #27 and 28 on Page 12 since the parking lot exists. The same is applicable for #31 since it is an existing paved lot.

The applicant stated they would revise their plans.

Chairman Younce asked if there was anything further, hearing none. Chairman Younce adjourned the meeting at 8:57 PM.

Respectfully submitted,

Joseph T. Leis
Director of Community Planning

JTL/ck