

**Planning Commission
Minutes
September 14, 2009
7:30 PM**

Present:

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

Absent:

Tim Shafer

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 and corrections were noted. Chairman Younce asked for a motion to the August, 2009 minutes, John Gabriel moved to approve and Brett MacKay seconded.

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

Absent: Tim Shafer

Chairman Younce announced next application.

LAND DEVELOPMENT

Towamencin Town Square Stage II-B – SLD780

Marc Davis represented the applicant; he gave an overview of the project and described the specific phase. Mr. Davis reminded the Commission that they had a motion pending until Mr. Leis asked that the Planning Commission postpone the vote since the applicant did not wish to construct the pedestrian bridge. Mr. Davis handed a revised plan to the Commission showing the bridge location.

John Gabriel asked about the specific design and location.

Mr. Davis responded they haven't completed the design pending Zoning Hearing Board approval.

Chairman Younce asked for a refresher of the prior meeting and what waivers are requested. Joe Leis responded.

Bill Schalleur asked about pedestrian safety as they enter the parking lot by the office building.

Nancy Becker asked about the process if the Zoning Hearing Board said no to the plan could it still go to the Board of Supervisors.

Dave Mosesso asked what problem would arise if we recommended approval before the Zoning Hearing Board.

John Gabriel asked about the shared parking arrangement and questioned the parking ratio as listed in the Cornerstone and CMX letters.

The Planning Commission recommends the Board of Supervisors approve land development application #780 Town Square Stage II-B, which consists of Zoning site plan prepared by Cornerstone Construction. The plan is dated December 1, 2008, last revision date of April 30, 2009, subject to and conditioned upon compliance with the item as outlined in CMX Associates May 26, 2009 correspondence. Bill Schalleur asked are we required to put anything in about the Zoning Hearing Approval. Nancy Becker seconded it.

Voting for: Pat Younce
Bob deHaan
Nancy Becker
Paul Rea

Against: Brett MacKay
John Gabriel
William Schalleur
David Mosesso

Absent: Tim Shafer

Mr. Davis stated he will return next month.

ZONING

Sign Ordinance

Mr. Leis described the changes to the Sign Ordinance staff is recommending, there was a discussion about such changes.

Mr. Leis will bring proposal back next month with the changes.

Public Comment

John Gottschall asked to speak to the Commission. He recommended that they attend the training program offered to them.

Mr. Gottschall gave an overview of what has recently been occurring within the Village, including the on street parking issue

Chairman Younce asked if there was anything further, hearing none. Chairman Younce adjourned the meeting at 9:09 PM.

Respectfully submitted,

Joseph T. Leis
Director of Community Planning

JTL/ck