

**Planning Commission
Minutes
December 4, 2023
7:00 PM**

Present:

Brett MacKay
Joseph Vavra
Patricia Younce
Nancy Becker
Ed Buonocore
Douglas Leach
Dennis McGeehan
Michael Main
Matt Chartrand

Staff:

Will Brugger, Director of Planning, Zoning and Land Development
Mary Stover, Township Engineer CKS

Supervisors Rich Marino

Approval of the November 6, 2023 Planning Commission Meeting Minutes

Mr. Vavra made a motion to approve the November 6, 2023 meeting minutes with changes, Ms. Becker seconded. All were in favor.

Old Business:

Belfair Square Land Development – Waiver Requests
Presented by: Alex Hughes, Dave Caracausa

Mr. Caracausa and Mr. Hughes presented a review of the development plan for Belfair Square. They showed the members of the Planning Commission what was previously presented and recommended to the Board of Supervisors. Mr. Caracausa went over the use, density, setbacks and building coverage. He also went over parking spaces that will be provided.

Mr. Caracausa stated they have returned to the Planning Commission to request four additional waivers for this project.

One of the waiver requests is to substitute plant species of the shrubs and trees in lieu of what is on the required list. Ms. Younce stated the engineers should be able to look at the list and make those determinations.

Mr. Chartrand asked Ms. Stover if she had an opinion of whether they should be native plants and Ms. Stover commented that she feels most of them are native, and the few that are not, CKS Engineering does not have any objection to.

Mr. MacKay agreed.

The second waiver request is regarding the sewer and the connection to an adjacent property. Mr. Caracausa stated that the sewer will cross under sidewalks, under some of the parking areas and storm water areas. He explained this is how it is laid out and they do not have any choice in the matter.

Ms. Stover stated in the Gilmore letter that they would want a maintenance agreement for any future repairs and Mr. Caracausa explained that the HOA for this development would not have any issue with that.

The next waiver request was regarding the trash receptacle area. Mr. Caracausa stated if they use a 6-foot fence instead of a masonry wall that he feels it softens the look of this area. He believes that the idea of a masonry wall is more for apartment type use, and he would prefer a residential look with buffering and trees and a fence. Mr. Buonocore agreed they look better at first but deteriorate more quickly. He stated he is not in favor of this.

Mr. Caracausa stated in the prior meeting he was directed to bring this as a waiver request. He reassured the Planning Commission members that the HOA would be responsible for maintaining the fence and the entire area.

Mr. Caracausa showed the other fencing surrounding the entire complex and reassured the Planning Commission members that they will keep it maintained. Discussion regarding individual trash cans and recycle bins and the concern of the dumpster areas being large enough to fit individual bins.

Mr. Buonocore stated he feels a trash truck is the one who ruins these areas, and no one spends a lot of time getting the trash truck not to ruin the fencing, etc.

Discussion regarding the area for the dumpsters/bins. Mr. Caracausa said he will speak with the trash company and find out what is best.

Ms. Younce asked if each house has its own bins and Mr. Caracausa stated he doesn't see that happening and will make sure the dumpster area is bigger and that it will be right for the residents.

Ms. Becker stated she agreed, and they want to make sure there is enough room.

The last waiver request was regarding access to the storm water basins. There are some slopes greater than the ordinance allows and what they are proposing is for the maintenance equipment to be able to access the basins. Mr. Leach asked how the basins will access these areas and Mr. Caracausa explained and showed on the map the location. Mr. Buonocore asked if the slope is too large and could cause harm to workers. Mr. Caracausa explained the slopes are 3 to 1 and not dangerous.

Ms. Becker asked if they were still paying traffic impact fees and Ms. Stover stated yes. Ms. Stover outlined the previous waivers and explained that some of those waivers requiring lighting have been removed. She stated there were not any waiver recommendations for replacement trees. Ms. Stover explained a waiver was previously granted for a shadow box fence around the trash area instead of the wall.

Ms. Stover stated the Planning Commission members could modify the other waiver requests and add the four presented tonight if they chose to do so.

Ms. Younce made a motion that the Planning Commission recommend to the Board of Supervisors approval of the Preliminary and Final Plan for Belfair Square subject to the following conditions:

Compliance with the comments in the following review letters:
CKS Engineers, Inc. Preliminary and Final Plan review letters dated November 14, 2023,
McMahon Associates review letter dated November 16, 2023, Gilmore and Associates, Inc.
review letter dated November 28, 2023, and Suburban Lighting Consultants letter dated
November 13, 2023.

Ms. Younce added that the applicant must get approval of the plans by the Fire Marshall and recommended the following waiver requests stated in the letter from the Crossroads Group, LLC dated October 27, 2023, as follows:

- Waivers recommended for requests #1 through #8 under the “Previously Requested Waivers” heading.
- A waiver recommended for #1 under the “Supplemental Waiver Request” heading with the condition that monuments be provided for the sanitary sewer easement and the open space.
- Waivers recommended for request #2 through #6 under the “Supplemental Waiver Request” heading.
- A waiver is NOT recommended for request #7 regarding replacement trees.
- A waiver is recommended for request #8 under “Supplemental Waiver Request” subject to review and approval of the plant species by the Township Engineer.
- A waiver recommended for request #9 conditioned on the requirement for a maintenance agreement as noted in the review letter from Gilmore & Associates.
- A waiver is recommended for #10 to allow a shadow box fence around the trash enclosure rather than the required wall subject to a maintenance requirement for the fence in the Homeowners Association documentation.
- A waiver is recommended for #11 to allow slopes greater than 10 to 1 to access the basins for maintenance.

Mr. Chartrand seconded. All were in favor.

Ms. Becker asked Mr. Caracausa if he planned to put in any charging stations for electric cars and Mr. Caracausa stated no, not at this time.

New Business:

Proposed Zoning Amendment ELO District

Present by PSDC

Ed Hugo, Attorney

John Anderson

Mr. Anderson explained that the applicant was previously at the Planning Commission in 2018 for this overlay that encompasses the SKF building, and a 24-acre tract associated with the shopping center. He explained the overlay is an overall zoning and would allow bridging of both tracts. A residential sector was then added to this overlay area as well and to the left of the shopping center and to the left of the SKF building. Mr. Anderson explained there was a clause that they could provide retail along Forty Foot Road and the ordinance allowed retail in a specific area. At end of 2022, a few applications for retail spaces along Forty Foot and additional uses for bank and restaurant have been presented in the Land Development stage. Mr. Anderson stated the applicant is presenting before the Planning Commission to move the residential section back 260 feet to allow for the uses in the ELO District and for the pad sites along Forty Foot Road. Mr. Anderson showed this on the map and explained the existing businesses and where the new pad sites are proposed. He explained they are requesting a map amendment and two text amendments for this overlay.

Mr. Anderson explained the map and the existing businesses and where the new pad sites will be. The request is to make a map amendment and two text amendments. There are three areas to amend the setback requirements and one to change the height maximum from 25' to 20'.

Mr. McGeehan asked how the intersections will connect. Mr. Anderson showed on the map how the intersections will work and how the interconnection works from the Wendy's area along Forty Foot Road. He also showed the proposed roadway and entrance area.

Discussion regarding the location of the pad sites and what permits have currently been submitted. Mr. Anderson explained which tenants are in place.

Ms. Becker would like a nice restaurant and Mr. Anderson explained he has no control over it.

Discussion regarding the connectivity of the shopping center and proposed area as well as the new parcel.

Mr. Vavra stated his concern with having one light after another after another. He asked if there would be a green arrow on Tomlinson and then a green arrow turning onto Allentown, and he wanted to know if there was concern about a traffic backup.

Mr. Anderson stated McMahon reviewed this and they worked out all the details and that this would work effectively. He explained there are no major concerns.

Ms. Stover stated they will be back for Land Development and that issue can be addressed by the Planning Commission at that time.

Ms. Younce recommended that the Board of Supervisors approve the PSDC Entertainment Lifestyle Overlay revised text and map amendment as proposed.

Ms. Becker seconded, and all were in favor.

Discussion regarding permits for Chipotle and the supermarket space. Mr. Brugger explained the pad sites must go through Land Development.

Additional Business:

The 2024 Planning Commission meeting schedule was presented by Mr. Brugger. The Planning Commission voted and were all in favor of the proposed dates for meetings for 2024. They did vote to change the dates in July and November as noted.

Mr. MacKay asked about the progress on the Comprehensive Plan and if information, feedback, and comments were forwarded to Peter Simone. He wants to make sure things are moving forward and they can have a subject to discuss at the meetings. Mr. Brugger stated he will be putting it on a google doc once all the details are ironed out for the public survey. Once the google document is created and he will share this. Mr. Brugger confirmed the comments were forwarded to Simone Collins.

Discussion regarding the survey and if the survey can be submitted without each line being completed. Ms. Younce stated they can skip questions when using survey monkey. Discussion regarding the survey for the Comprehensive Plan and how the survey should be presented.

Supervisor Rich Marino expressed that this meeting will most likely be his last meeting. He stated he was getting a lot of questions regarding the election and wanted the Planning Commission members to know that he is appealing the vote. Supervisor Marino stated that as far as Comprehensive Plan, he feels it will be very important for 2024. It will enhance the quality of life in Towamencin, he stated. Lastly, Supervisor Marino wanted the Planning Commission members to know he appreciates all they do, and it was a pleasure working with them.

Mr. MacKay asked if there were any other issues. Hearing none, Mr. Vavra made a motion to adjourn at 8:34 PM, and Ms. Becker seconded. All were in favor.

Respectfully submitted,



Carolyn Shisler
Towamencin Township
Zoning and Code Enforcement