

**Planning Commission
Minutes
May 6, 2024
7:00 PM**

Present:

Nancy Becker
Douglas Leach
Michael Main
Matt Chartrand
Patricia Younce, Vice Chairman
Joseph Vavra
Ed Buonocore

Absent:

Dennis McGeehan
Brett MacKay, Chairman

Staff:

Mary Stover, Township Engineer CKS

Supervisor Mr. Kofi Osei was present.

Approval of the April 1, 2024 Planning Commission Meeting Minutes

Mr. Vavra made a motion to approve the April 1, 2024 meeting minutes with one correction and Ms. Becker seconded. Mr. Leach abstained. All were in favor.

New Business:

SLD 836 – Mainland Golf Course Parking Lot (Preliminary Plan) expansion

Presented by Mr. Steve Lampman and Ms. Roseann Lapio

Mr. Lampman explained they are proposing a parking lot expansion for the convenience of their customers and stated that this improvement is necessary. He went over the previous presentation and the addition of the pavilion and banquet facilities at the golf course.

Mr. Lampman went over the CKS Engineers review letter. He explained the issue with the delivery trucks and how prior to this request all food was made by the restaurant. Currently, there is a kitchen in the restaurant and a plating kitchen in the banquet hall, but no storage for frozen food at the banquet hall.

Ms. Stover asked about the loading area and Mr. Lampman explained how warm food is transported for the events. He said the warm food is placed in a box and taken to the loading area where a vehicle would not be blocking any emergency vehicles, then transported to the banquet hall. Mr. Lampman showed this area on the map.

Mr. Lampman went over more of the review letter and stated the Subdivision and Land Development comments are a will comply. Mr. Chartrand asked if the review letter from April contained the preliminary comments and Mr. Lampman said yes. Ms. Stover stated Rittenhouse Road is not wide enough and should be labeled. He said he would label both Rittenhouse and Old Forty Foot on the plans.

Mr. Lampman continued going over the comments and explained that sidewalks are not required in the R200 District.

Mr. Lampman explained they will seek a waiver for comment number 3 for the edge of the parking area in reference to the distance to a building. He went over comment number 4 regarding pedestrian paths and their location.

Ms. Younce asked about the safety for pedestrians and vehicles and there was a discussion regarding the turnaround. The Fire Marshal has requested a new plan for the turnaround for a fire truck. Mr. Chartrand explained that the 20 feet area is for a fire truck and the equipment so that they can turn around and maneuver. He feels this would dictate if they would recommend a waiver. Mr. Lampman stated a new drawing was submitted to the Fire Marshal and that Mr. Oettinger, the Township Fire Marshal, will review this on Tuesday. Mr. Chartrand would ask that Mr. Oettinger make specific comments regarding this waiver.

Mr. Lampman continued with the review letter and stated they are proposing a sidewalk and connection to the ADA access point shown on the plan and he will make sure the proposed path for pedestrians is put on the plan. Ms. Stover asked if the people parking in the lower lot would have to walk up to the walkway and Mr. Lampman explained the access points to the building and that this is the only place to put a pedestrian walkway.

Mr. Lampman stated that comment number 5 regarding defined parking areas, is a will comply. As for number 6, deliveries to the rear, he stated this was previously discussed regarding the outline of how the pavilion is run with the kitchen and deliveries. Mr. Lampman stated they will comply with the signage and the 20' minimum driveway width.

Ms. Becker took a minute to congratulate them on becoming successful and making these improvements.

Ms. Younce stated she was trying to think of how to properly word a recommendation that has items still outstanding.

Mr. Lampman stated there are no outside deliveries. Ms. Younce asked what if the pavilion needs something outside of the kitchen items. Mr. Lampman explained that the food and beer deliveries are handled at the restaurant and taken up to the pavilion for events. He stated for the outside delivery comment, they are a will comply. Ms. Becker asked about the golf cart that shuttles them to the pavilion and Mr. Lampman explained they purchased a new larger golf cart. Ms. Stover noted the loading space of 10 x 18 on the plan. Mr. Lampman also noted that for a delivery from an outside source, like equipment, they still do not access the driveway and bring the equipment from the main area.

Mr. Chartrand feels it should be stated that there should be no outside deliveries for this condition.

Mr. Buonocore wanted to know if the Planning Commission members were planning on making a recommendation this evening. Mr. Chartrand explained he was just trying to check some of the boxes off. Mr. Buonocore said he felt there were still many items needing clarification.

Mr. Lampman continued to go over the review letter comments. He stated for number 7 regarding the lighting fixtures, he will comply with putting the height and brightness items on the plan. For comment number 8, he explained they will be asking for a waiver from the 4" caliper trees for smaller trees at 2". He stated they are more readily available.

8B through 8F are all a will comply, as well as comment number 9. Regarding stormwater management III, 1 and 2, they are a will comply. For number 3, drainage easement or right of way, they will be asking for a waiver. Mr. Lampman explained they have no problem providing an easement, but they are requesting waiver from maintaining it. They provided photos to the engineer and stated it is a very small impact to the stream on the property.

Ms. Stover explained that one of the golf tees spans across the stream channel, not far from the bridge. Ms. Stover received the photos from the area and stated there is no evidence of erosion, only evidence of silt. She feels there is no restoration needed currently, but the golf course should be responsible if there would ever be a need. The plan of the stream area was shown on the overhead and Mr. Lampman explained the drainage along the western property to the creek. He reiterated it is a very small impact to the creek.

Mr. Lampman continued to go over the review letters and the items that they will be requesting waivers, and Mr. Chartrand stated he wanted to discuss the pipe diameter and explained that he is a civil engineer and familiar with these specifications. He explained the waiver request for size is related to roof drains and stated he doesn't typically see that waiver for a rain garden and would like to hear the thought behind asking for this waiver.

Mr. Lampman explained that because they are maintaining their own storm water facilities, this is why they are asking for a smaller diameter. Mr. Chartrand asked several questions regarding the pipe and Ms. Stover stated it is on the landscape plan. Mr. Chartrand explained why he is concerned about the smaller pipe diameter and stated he is not comfortable with less than a 15-inch pipe.

Mr. Lampman described the details on page 7 of the plan. Mr. Chartrand stated he is not comfortable with the 8 inch being able to handle it. Mr. Lampman stated he feels their engineer, Ms. Rice, can provide the appropriate calculations and reasons. Mr. Chartrand stated if they can provide that information and Ms. Stover is ok with it, he would be fine with it. Mr. Lampman said they will comply.

Mr. Lampman went over the remaining items and stated they are all a will comply.

Ms. Younce asked if anyone had any questions regarding the preliminary review letter. Then she asked Mr. Lampman to continue.

Mr. Chartrand asked about going over the final review letter and Ms. Stover explained the final letter only stated they needed an agreement.

Ms. Younce explained there are too many things outstanding to make this a preliminary and final recommendation at the meeting tonight. Mr. Chartrand agreed and would like many of the items to be addressed before recommending approval.

Mr. Lampman went over the STA waiver request letter dated April 11, 2024. He went over the Bowman Traffic review letter dated April 26, 2024, and the Keystone review letter in which he states they will meet with the Fire Marshal, Mr. Oettinger and get the turning radius issue resolved.

Mr. Lampman went over the Gilmore Assoc. review letter dated May 1, 2024, and said they will add the items mentioned to the plan.

Ms. Younce asked the Planning Commission members if there were any questions. Mr. Chartrand asked if they were going to revise the plans and present them again next month and Mr. Lampman explained they would be back next month. Ms. Younce asked if anyone in the audience had any questions. Hearing none she thanked the presenters.

Ms. Younce explained that the agenda item for the Comprehensive Plan presentation was moved to next month.

Ms. Younce asked if there were any comments from the residents:

Mr. Dave McCreary of 1809 Hickory Way asked to make a comment. He stated he understood there is no formal application or proposal for a Target based on the public news comments. He did want to state he is a member of the EAC, and his concern is the large amount of stormwater runoff going directly into the creek behind it. He explained the creek is already eroding. His second issue is the traffic along Tomlinson Road as he feels walkability will be an issue. Mr. McCreary stated if a Target is brought in there will be a large increase in noise and traffic and safety issues. He also feels that insects and nocturnal animals will be affected by the lighting. He explained he is a father of a young child, and he wants him to be able to enjoy the area he lives in. Tomlinson is mostly a residential road and cannot handle commercial traffic.

Mr. Steven Zanine, a resident of 1811 Red Oak Way, asked to comment to express his concern for the proposed building of a Target. His concern is the water drainage and that it will displace various wildlife. They would migrate to properties and homes. Mr. Zanines' main concern is traffic on Tomlinson. He witnesses countless displays of reckless driving and littering. The addition of a Target would increase the dangers that come with the traffic. It will negatively impact children and residents. He does not agree with this.

Ms. Younce asked if there were any other issues. Hearing none, Mr. Vavra made a motion to adjourn. Ms. Becker seconded. All were in favor.

Respectfully submitted,



Carolyn Shisler
Towamencin Township
Zoning and Code Enforcement