

PENN TOWNSHIP
Planning Commission Minutes
February 22, 2006

Members in Attendance:

Marcello - Chairman, Selinger – Vice Chairman, Sinsheimer - Secretary, Bartels, Newbold

Albert Federico – McCormick Taylor Engineers, Terry Bonenberger – Penn Township Zoning Officer

Public: Ryan Godsoe, Maia Skeete, and Joseph Russella

Chairman Marcello called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. The meeting minutes from February 8, 2006 were reviewed – Motion to approve– with corrections in reference to Federico report-made by Selinger, second by Sinsheimer– all voted in favor 5-0.

Century Twenty One – Preliminary Plan Review

Represented by Ron Ragan – Engineer, David Malman – Attorney, and Joseph Ippolito – Century 21
Regarding letter of 2/22/06 from Fred Williams

1. Parking spaces zoned for 25 employees including 4 full time office staff employees
2. Engineer to submit parking study to board for review
3. PC does not recommend any waivers – Board of Supervisors to grant
4. Newbold suggested that storm water management be designed for future with no increase in run off

Jennersville Self Storage

Represented by Ron Ragan – Engineer, and John Bare - Owner

Regarding letter of 2/6/06 from Fred Williams

Driveways between buildings show curve of #85 for run off.

Motion to approve, on conditions to be met, was made by Newbold, and seconded by Selinger. Sinsheimer abstained. Approved 4-0.

Chester County Intermediate Unit

Keith Lieberman – Schoor Depalma Engineers and Consultants

Christopher Jensen – Schoor Depalma Engineers and Consultants

Regarding letter of 2/17/06 from Al Federico

CCIU would like to break ground on the approved project in the fall of 2006 with a projected opening in 2008. A total of thirty-two acres to be built on having a square footage of 90,000 with 113 parking spaces and zoned R-2. The Delaware County Community College has expressed an interest, but not committed to, in holding evening classes.

1. Public water and sewer to be provided
2. Federico would like to see a trench off of the automotive areas
3. Depalma to provide profiles to site line
4. Applicant has agreed to apply for flashing light from Penn Dot at the school entrance
5. Item #8 (provide Inlet Filter Bag for all proposed inlets) to be worked out with Al Federico
6. Planning Commission would like sewer issue on Godsoe's property worked out before approval.

Beiler Campbell Conditional Use Hearing Review

Sinsheimer will suggest conditions to Supervisors.

Motion by Newbold, and seconded by Marcello. Approved 5-0

Report of the Penn Township Planning Commission

The Penn Township Planning Commission is required by ordinance to issue a review of a Conditional Use application plan. The following report includes only information available for review at present. The Planning Commission may amend or add to its review as more information becomes available, such as traffic, and storm water controls, etc. - becomes available.

Beiler-Campbell. The Planning Commission reviewed the conditional use review by Township Engineer Albert Federico which, listed several concerns. Members of the Planning Commission raised additional concerns, including:

1. The Township should not accept restrictions of its rights to use the 3.33-acre parcel, in particular to add one or more buildings with appropriate access and parking. Therefore the total allowable impervious surface should be calculated on the basis of the remaining tract size, excluding the 3.33 acres. Also, parking should be provided and specifically dedicated to this area.
2. Given the previous use of the land for propagation of roses, it seems likely that its soils may be contaminated with lead arsenate, which was widely used as an insecticide. Such contamination could present health risks to during and after construction. The Township should conduct an Environmental Assessment, paid for by the applicant, which would determine whether lead arsenate contamination exists and, if so, assess its severity and extent.
3. Sidewalks should be installed along the entire perimeter of both the applicant's parcels and the future Township parcel.
4. Traffic (loop road)- should be public and dedicated to the Township. Both ends should be signalized. The intersection should be constructed keeping in mind future adjacent and nearby development.
5. Any utility(s) such as a pump station for sewer/water should be noted and located on the plan. Said utility(s) should not be placed on the 3.4acre parcel or in the right of way of that parcel that is proposed to be deeded to the Township.
6. The latest iteration of this plan is predicated on development of an adjacent parcel that contains an historic building and the conveyance of storm water runoff from that parcel to the Beiler-Campbell tract. The historic building, if moved, should in no case be destroyed or irreparably damaged. The storm water issue may not work and therefore a storm water plan should be fully developed and approved before Conditional Use approval.

Bartels

PC recommends denial because of insufficient information unless developer requests, in writing, an extension of the review process.

Motion by Sinsheimer, and seconded by Newbold. Bartels abstained. Approved 4-0

Adjournment – 10:55 p.m.

Motion was made by Newbold with a second by Marcello and was approved 5-0.

Minutes taken by Linda Renzi, Assistant to the Planning Commission Secretary

Signature Approval: _____
Thomas H. Sinsheimer, Secretary