

PENN TOWNSHIP
Board of Supervisors
Dunkin Donuts Conditional Use Hearing
Wednesday, June 21, 2017
6:00 P.M.

The Penn Township Board of Supervisors held a Conditional Use Hearing for Dunkin Donuts on Wednesday, June 21, 2017 at the Penn Township building, Finner Community Room, 260 Lewis Road West Grove, Pennsylvania at 6:00 p.m.

Present:

Curtis Mason, Chairman
Victor Mantegna, Vice Chairman
Ralph Churchill, Planning Commission
Jay Ennis, Supervisor
R. Samuel McMichael, Solicitor
Karen Versuk, Operations
Ted Giacomis, E.B. Walsh
Tasha Patel, Dunkin Donuts
Sam Patel, Dunkin Donuts

Mark Hagerty, Court Reporter
Skip McGrew, Planning Commission
William "Radar" O'Connell, Supervisor
Andy Rau, Esq., Dunkin Donuts
Joe Platt, Traffic Planning & Design
Andrew Feranda, Shropshire
Raj Patel, Dunkin Donuts
Lexi Johnson, Dunkin Donuts

Call to Order: After salute to the flag, Chairman Mason opened the Conditional Use Hearing at 6 p.m. by reading the Public Notice for the Conditional Use Hearing aloud.

Vice Chair Victor Mantegna requested a roll call. All Supervisors indicated their presence. Supervisor Bryson was absent.

Dunkin Donuts' attorney Andy Rau began by describing the site on which Dunkin Donuts proposes to build. He stated the site was approved as a bank pad site in Jenner's Commons that was slightly larger than what Dunkin Donuts proposes. Dunkin Donuts proposes a 2,188 sq.ft site with a single drive through lane, capable of stacking 10 vehicles, which he pointed out was the largest stacking capacity of any Dunkin Donuts. (Exhibit A-1).

Owner Raj Patel testified that the design and color options could be provided to the township for selection (within the colors and designs offered by Dunkin Donuts corporate). He stated regular stacking capacity at Dunkin Donuts is 6 vehicles and Penn's would be the largest.

Dunkin Donuts' traffic engineer, Andrew Feranda, testified next. His CV and credentials as a traffic engineer were presented to the Supervisors. Supervisor Mantegna examined them and spoke for the Board that the credentials were acceptable.

Mr. Feranda deemed the driveway into Jenner's Commons are "very good". He stated there were some poor levels of service noted on W. Baltimore Pike "especially eastbound there is a left turn lane delay" at the intersection.

Mr. Feranda was asked if the driveway of the Dunkin Donuts could handle the stacking. He stated it was "sufficient during peak periods without causing problems during those periods".

He stated that the stacking lane as designed handles 10 vehicles and Penn Township ordinance requires it handle only 8. He stated that Dunkin Donuts produces orders at a high rate which Raj Patel explained was 60 to 80 seconds.

Mr. Feranda stated they designed 12 parking spots in accordance with the ordinance requirements and each store would have 3 employees at any given time. Spaces account for those employees. Delivery area would be to the rear of the building facing W. Baltimore Pike. He stated the delivery area will not interfere with the drive through, parking area or bypass area. Deliveries are once per week.

He stated the store hours proposed are 5 a.m. to 10 p.m. Delivery times could be at 4 a.m.

Supervisor Mantegna asked if the turning radius on the site was sufficient for a WB50 tractor trailer. Mr. Feranda stated it is sufficient and also must accommodate a fire engine. He further stated that under the new ordinance the drive through and site circulation must be in the same direction. They estimate their business to be 60 percent drive through and 40 percent walk up clientele.

Supervisor Mason asked if sidewalks were included in the design. Mr. Patel said they are.

Penn Township Engineer Ted Giacomis asked if this would be a kitchen store. Mr. Patel stated it would not be. He stated that the products (donuts) are delivered daily at 2 a.m. via van in the front of the store. Large deliveries were only once per week via tractor trailer in the back.

Engineer Giacomis asked number of seats in the restaurant to which Mr. Patel replied 24 to 25. Engineer Giacomis stated Section 1702A4 of the Penn Township ordinance requires that a loading facility not be located between the back of the building and W. Baltimore Pike. He also inquired about the trash enclosure and frequency of trash collection.

Planning Commission Chair Skip McGrew asked if the architectural plans would be reviewed with the township. Mr. Rau stated they would as would the engineering plans "in terms of a permit, yes". Mr. Rau maintained a land development was unnecessary.

The Board continued the hearing to August 2, 2017 at 4 p.m.

Chairman's Announcements: Dunkin Donuts hearing continued to August 2, 2017 at 4 p.m.

Meeting Adjourned at 5:58 p.m.

Caitlin Ianni
Township Secretary