

**PLANNING COMMISSION**  
**MEETING MINUTES**  
**April 27, 2016, 7:00 PM**

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**MEMBERS PRESENT:**

Colleen Preston, Chairman  
Aimee Bowers, Vice Chairman  
Charles Shock  
Marie Hittinger  
Rick Schroder

**OTHERS PRESENT:**

Steven C. Brown, Township Manager  
Dawn Maciejczyk, Administrative Assistant  
Wayne Grafton  
8 Audience Members

**I. CALL TO ORDER**

Ms. Bowers called the meeting to order at 7:03 p.m.

**II. PUBLIC COMMENT**

There was no public comment.

**III. APPROVAL OF MEETING MINUTES**

The meeting minutes of March 30, 2016 were reviewed.

A motion was made by Mrs. Hittinger to approve the March 30, 2016 minutes as amended on page 2 "Religious issues" to "Religious uses," seconded by Mr. Shock and approved by a vote of 4-0.

**IV. PLAN EXTENSIONS**

**V. AGENDA ITEMS**

**1. Outside Unlimited land development plan- modifications**

Mr. Ken Hoffman, Gilmore Associates, reviewed that this plan was approved in 2013. His client is amending the plan as his needs changed. He is seeking approval of the following four waivers:

1. To approve the plan as a one-step preliminary/final plan
2. To waive the requirement for Erosion and Sedimentation controls to be submitted to the CCCD for the plan modification.
3. To waive the requirement for Erosion and Sediment control plans to be submitted and approved by the CCCD for the plan modification.
4. To allow the proposed BMP for the plan modification to have an infiltration footprint of 8:1 for both pervious and impervious drainage areas.

Ms. Bowers made a motion to recommend approval of the four waivers above, seconded by Mr. Shock and approved by a vote of 4-0.

## **2. Boyle land development plan**

Mr. Matt Connors, Engineering and Land Planning Associates, Inc, reviewed the land development plan. He is seeking approval of the following waiver:

### **1. Preliminary/Final Plan approval**

The only open item at this time is the PennDOT Highway Occupancy Permit (HOP).

Mrs. Hittinger made a motion to recommend approval of the Preliminary/Final Plan as well as the above waiver subject to PennDOT approval, seconded by Ms. Bowers and approved by a vote of 4-0.

## **3. Zoning Ordinance**

(7:15 p.m. Mr. Schroder arrived)

Mr. Grafton reviewed with the Commission that Part 13, Continuing Care Community Overlay District (CCRC), is not currently in the ordinance. He said it was a policy decision. He explained that the discussion focused on providing an incentive to change a use on an Old Baltimore Pike property. Mr. Grafton used Maris Grove in Delaware County as an example. The CCRC overlay is also proposed for a property near Route 41 proposed for a townhouse development. The height and density of the buildings would also pose policy questions.

Ms. Preston has the following two hesitations:

1. What if they do not work? Then we have huge buildings?
2. ACCRC could be tax exempt depending on how it was structured.

Mr. Schroder asked if how a change in zoning relates to the settlement on the townhouse property? Mr. Grafton answered it is the option of the developer. Mr. Schroder asked how much demand is there for something like this? Mr. Grafton said at the moment the market is currently saturated. Mr. Schroder asked how can we attract a different type of residential use to support stores; if we cannot attract a business? He would like to attract people to use businesses in the Township.

On p. 13-2, the Commission is concerned with the height being inconsistent with buildings in Avondale and Route 41. The Commission said the height on Old Baltimore Pike is acceptable.

Mr. Grafton reviewed that Part 14, Ground Water Protection District (GWPD), mirrors the current ordinance. There were no changes. There was a question on p. 14-10 and 11 regarding Section 1412, Ms. Preston is concerned with it being compatible with the new draft of the Riparian Buffer Ordinance. Mr. Grafton said that he has started to incorporate the riparian ordinance in various sections; he has stopped at the "relief" section for our solicitor to review.

Mr. Grafton reviewed that there were no significant changes in Part 15, Floodplain District (FP). Mrs. Hittinger reviewed that there are some minor changes with the wording on pages 1-4 should read "storage of materials" not "storage or materials."

Mr. Grafton reviewed that there were no significant changes in Part 16, Steep Slope District (SSD). There were no comments.

At the May 25, 2016 meeting the Commission will review Parts 17 and 18.

## **VI. ADJOURNMENT**

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Dawn Maciejczyk,  
Administrative Assistant