

**PLANNING COMMISSION  
MEETING MINUTES  
January 25, 2017 7:00 PM**

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**MEMBERS PRESENT:**

Colleen Preston  
Aimee Bowers  
Frank Scarpato  
Charlie Shock

**OTHERS PRESENT:**

Ken Battin - Township Manager  
Carolyn Kirby - Assistant Municipal Secretary  
5 Audience Members

**I. CALL TO ORDER**

Mrs. Preston called the meeting to order at 7:02 p.m.

**II. REORGANIZATION**

A motion was made by Mr. Shock to nominate Mrs. Preston as Chairman of the Planning Commission. Mrs. Preston is not accepting this year. Mrs. Bowers made a motion to nominate Mr. Scarpato and Mr. Shock seconded it, and approved by a vote of 4-0. Mr. Scarpato accepted as Chairman and opened nominations for Vice-Chairman for 2017. Mrs. Preston nominated Mr. Shock, who respectfully declined. Mr. Scarpato made a motion to nominate Mrs. Preston, and Mr. Shock seconded, and it was approved by a vote of 4-0. Mrs. Preston accepted as Vice-Chairman of the Planning Commission for 2017.

**III. ITEMS DISCUSSED AT THE BOARD OF SUPERVISORS JANUARY MEETING**

Mr. Scarpato reviewed the following items:

- The Board of Supervisors reappointed Rich Scott Harper as the Chairman and Dave Connors as the Vice Chairman for 2017.
- The Board of Supervisors accepted the resignation of Raymond Schoen from the Board.
- The Board announced that they were inviting electors who live in the Township and are interested in serving as Supervisor for a period to end January 2018, to submit a letter of interest.
- The Board of Supervisors appointed and congratulated Ken Battin as Township Manager effective January 17, 2017. Terry Woodman was reappointed as Interim Manager until Mr. Battin joins the staff.

**IV. PUBLIC COMMENT**

There were no public comments.

**V. APPROVAL OF MEETING MINUTES**

There were no meeting minutes to approve.

**VI. PLAN EXTENSIONS**

Ms. Preston reviewed the plan extensions for

- Willow Creek, LLC - March 29, 2017. There were no comments.

## VII. AGENDA ITEMS

### **Estates of London Grove, Final Subdivision Plan, 43 lots on 52.74+ acres accessed from State Road**

Mr. Tom Schreier of Hillcrest Associates, Inc., reintroduced the project to the Board, stating that currently work is in progress with the county in regards to finalizing road names and sub-division road names and that the HOA documents are in process. Mr. Schreier's goal is to have everything finalized by the Planning Commission meeting on February 22, 2017. Mr. Schreier wanted to mainly discuss the Trail Connection along State Road in which the Estates of London Grove and Hills of London Grove would connect and about Lot#45. This connection is adjacent to the southern end of Lot #45. Mr. Schreier explained that after Phase 1 sub-division, Lot#45 was sold to a different entity. The issue is that Lot#45 is part of their lot calculations, but currently it is not part of their sub-division, nor was an easement created for a sidewalk. The second issue Mr. Schreier spoke of is that the sidewalk for Hills of London Grove is right along the road's edge, therefore if a connection was to be made (between Estates of London Grove and Hills of London Grove) it would have to be on the property of Lot#45, which has wetlands and of which they no longer own. Mr. Schreier mentioned asking the owners of Hills of London Grove to realign or re-route their trail in order to connect the two. Mr. Ragan suggested the idea of a Trail Pedestrian Bridge. Mr. Schreier stated his concern with a Pedestrian bridge, saying it would be a 100 foot bridge and the costs would be high, but he is willing to reach out to an agency. Mr. Scarpato added the suggestion of looking into what can be done with the wetlands and perhaps creating a trail up along the road, connecting the two, giving the representation of a sidewalk. Mr. Scarpato added that his suggestion may be an easier sell. Mr. Ragan stated that the wetland is very isolated and feels confident that it would not be an issue. Mr. Scarpato told Mr. Schreier to find out "what you can do to do it and come back and let us know. Do what you need to do." Mr. Schreier added that unless the sidewalk/trail is within the right away, he'll have to purchase an easement buffer and he feels the right away is the only way to connect them. Mr. Scarpato reconfirmed that he would not be opposed to working with any recommendations that come up. Mr. Scarpato questioned if the only alternative was a bridge and Mr. Schreier replied yes; concluding either a bridge or a GP7 (with a bridge) simply because it's a pedestrian bridge with a clear span of 100 feet. Mr. Ragan advised Mr. Schreier to check with agencies and Mr. Scarpato assured Mr. Schreier that the Board will be as supportive as possible.

### **Avon Grove Charter School – Preliminary/Final Land Development plan to replace modular classrooms on their property**

Representatives from Avon Grove Charter School were a no show. Mr. Ragan took a moment to explain their project to the Board as being almost the exact same footprint as they presented to the Board before. Mr. Battin confirmed that the Township had a county letter for Avon Grove Charter School's project and asked the Board if they would like to table the project until their next meeting. Mr. Ragan and Mr. Scarpato

agreed to table it, explaining the difficulty in making a decision without the completion of any Avon Grove Charter School representative present. Mrs. Preston professed the oddness of no one showing, especially after Mr. Battin said that they confirmed their presence earlier that day. A motion was made by Mr. Scarpato to table a decision. Mr. Shock made the motion, Mrs. Bowers seconded it, and it was approved by a vote of 4-0.

### **Outside Unlimited, Revised Final Land Development Plan located at 384 Woodview Road**

Mr. Ken Hoffman from Gilmore & Associates, Inc. reported about Mr. Yannie's Outside Unlimited business. Mr. Hoffman reviewed that in 2013, Outside Unlimited was granted approval for construction of a parking lot, office building, and storage facility. Mr. Hoffman said that in December, 2015, Mr. Ragan did a site inspection to close out the account and asked that the storm water management system be resolved by installing a leaf litter, which Mr. Hoffman explained to the Board and audience, it's like a bottomless pond that does not hold water. Mr. Hoffman confirmed that Mr. Yannie did have a leaf litter installed, but it actually did hold water. He continued stating that in the past year, Mr. Yannie did some storm water testing, removed the leaf litter in certain areas and found the water began to infiltrate and the basin functioned as initially designed. Mr. Yannie also had the water tested again and it tested fine. Mr. Hoffman stated that Mr. Yannie requested additional parking spaces for his employees (17 spaces to be exact) back in 2015, of which Mr. Ragan suggested and supported. Mr. Hoffman asked for approval for this additional parking area and explained that the storm water basin would also be enlarged to accommodate the run off. Mr. Ragan agreed there were issues with the original storm water BMP not draining in adequate time and the leaf litter was a contributing factor to that issue, which is why they since have stopped using the leaf litter in infiltration devices. Mr. Ragan continued saying that Outside Unlimited has enlarged the BMP and he has spoken with the Chester County Conservation District and they stated the approval of the parking lot. At this point the project just needs the approval of the Township and does not need another NPDES Permit. Mr. Ragan stated that he is okay with moving forward and Mr. Scarpato said he had no issues with Mr. Ragan's approval to move forward.

Referring to the review letter from Mr. Ragan, Mr. Shock asked what the issue was with the fuel stations on the property. Mr. Hoffman explained that it was written loosely on the plans about the two fuel stations on the property for fueling his trucks. The fuel tanks are double wall, which means they will not burst on impact. The tanks also are surrounded by concrete barriers for protection. Mr. Hoffman stated that because the fuel tanks hold less fuel, no permits were needed. Mr. Shock inquired about the need for township permits. Mr. Hoffman communicated that again because of the capacity/size of the tank and the classification of a farm, no Township permits were needed either.

Mr. Hoffman stated he was looking for a recommendation from the Planning Board to go to the Board of Supervisors with this and he also mentioned that Mr. Ragan has

agreed to funds for an escrow. Mr. Scarpato asked for a motion based on Mr. Ragan's recommendations to grant permission for Outside Unlimited to go to the Board of Supervisors. Mrs. Bowers made the motion to grant permission, Mrs. Preston seconded it as long as there were no contingencies. The Board concluded there were no contingencies and it was approved with a vote of 4-0. The Board congratulated Mr. Hoffman and wished him the best of luck.

## **VI. ADJOURNMENT**

Mrs. Preston made a motion for adjournment, Mr. Shock seconded it, and the meeting adjourned at 7:31 p.m. with a vote of 4-0.

Respectfully submitted,

Carolyn Kirby,  
Assistant Municipal Secretary