

**PLANNING COMMISSION
MEETING MINUTES
January 30, 2019 7:00 PM**

MEMBERS PRESENT:

Frank Scarpato, Chairman
Bran Lynch, Vice Chairman
Kevin Runey
Colleen Preston
Geoff Stroud
Rick Schroder

MEMBERS ABSENT:

Charlie Shock

OTHERS PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Township Secretary
0 Audience Members

I. CALL TO ORDER

Mr. Scarpato called the meeting to order at 7:00 p.m.

II. PUBLIC COMMENT

Mr. Scarpato asked for any public comment. There was none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission members reviewed the meeting minutes of October 24, 2018. Mrs. Preston made a motion to approve the meeting minutes of October 24, 2018 as presented, seconded by Mr. Runey and approved by a vote of 5-0. (Mr. Stroud has not arrived yet)

IV. NOMINATIONS

Chairman: Mr. Runey nominated Mr. Scarpato for Planning Commission Chairman. The Commission approved Mr. Scarpato as the 2019 Planning Commission Chairman with a vote of 4-1 (Mr. Schroder voted nay).

(Mr. Stroud Arrived)

Vice Chairman: Mr. Scarpato nominated Mr. Lynch for Planning Commission Vice Chairman. The Commission approved Mr. Lynch as the 2019 Planning Commission Vice Chairman with a vote of 6-0.

V. PLAN EXTENSIONS

Mr. Scarpato reviewed the plan extensions for:

Development	Application	Date Received	90 Day Expires
Needham Farms	Preliminary	March 15, 2005	May 19, 2019
Barbara Yeatman	Preliminary/Final	October 1, 2018	March 30, 2019

There were no comments.

VI. AGENDA ITEMS

1. Planning Commission Annual Report (2018)

Mr. Scarpato reviewed that the Planning Commission has an annual report that shows attendance, scheduled meetings, etc. Mr. Schroder stated that he would like to see the attendance restated for scheduled meetings. Mr. Scarpato stated isn't the September 6, 2018 meeting still a regular scheduled meeting, since we cancelled the regular scheduled meeting? Mrs. Preston answered no, it was not a regular scheduled meeting it was specially scheduled and advertised after the regular scheduled meeting was cancelled. Mr. Schroder stated it is not a reschedule it is a special scheduled meeting.

Mr. Scarpato asked that the meeting section on the report be updated to show the regular scheduled meetings and the special meeting. Mr. Schroder explained the reason he feels that's important is because the Commission is getting into by-laws around attendance and one of the things that was discussed previously is if you do not have a meeting due to a cancellation you still get credit

for the meeting, if you look at it only four (4) people had a 4/6 in attendance and for me personally I couldn't make the special meeting due to a previous engagement.

Mr. Battin stated that Mr. Schroder has a good point. If you can not make a meeting because of something else, a prior commitment, emergency etc., then send an email so we can bring that to the meeting to say this member is absent due to whatever. It is like an excused/unexcused absence. Mr. Runey asked so if we have twelve (12) regular scheduled meetings a year and one (1) gets cancelled does that count as we were here, or does that count as eleven (11) meetings? Mrs. Preston stated according to the proposed by-laws we are trying to at least have 75% in attendance for the year. Discussion continued...

Mr. Scarpato explained that he will be attending the next Board of Supervisors meeting to present the Annual Report and make the Board aware of some of the things we have implemented like the pre-planning checklist that Mrs. Maciejczyk created. The Planning Commission tries to streamline things a little better and it seems to work. Mr. Scarpato stated I feel like the system that we have put in place this year is really working.

Mr. Schroder stated in theory the applicant is supposed to come with a complete application and a lot of times they come beforehand because they want to feel out the Commission and see if they need waivers on some of the grey areas. This checklist is centered around what they are supposed to come with anyway, what are those items? Mr. Battin explained that it has been taken right out of the Subdivision and Land Development Ordinance, we do give the applicant that one (1) freebee meeting. Also, according to the SALDO the applicant can meet with professional staff prior to submitting an application. This means that the Building Official, Fire Marshal, Township Engineer, Township Solicitor, Township Manager are all part of that to help hash out the grey areas before the clock would even start. The discussion continued....

2. Zoning Update

The Zoning Update was tabled at this time.

3. Planning Commission By-Laws

Mr. Scarpato suggested all members take the by-laws home, review them, make notes of what you would like to see or changes and then we can constructively review them at the next meeting and put it to a vote as a Commission then we would have our own opinion based into these with what we already have. This way we would have a better sense of what direction we would like to go in. Mr. Battin stated that Article 3 Section 6 is where we would add in about the 12 monthly meetings. Mr. Battin suggested striking the part about the work sessions and making attendance 75% of regular scheduled meetings. The Commission agreed with Mr. Scarpato's suggestion.

4. Planning Commission "Vision"

Mr. Scarpato explained that his biggest suggestion is to look at the ratable. See if we can get some liquor licenses available even a distribution license and have a beer store; the opportunity should be given. You're always going to have opposition and negativity. The positives will far outweigh the negatives and it would be a benefit to this town. Mr. Battin explained some of the things you have to consider with all of that and the reason it has not happened is because of the infrastructure. You need to have sewer and water in place to bring business in, right now we require the developer to put in their own sewer and water. Mr. Scarpato stated we only have one restaurant with liquor sales right now, we do not have a big problem with drunk driving. If it came down to a restaurant that serves liquor or a police department, I think the ratable would speak for itself, and the restaurant would be the obvious choice.

Mr. Schroder stated when I think of vision, I think what the purpose of this Commission is to try and provide some long term planning and those tools are things like the comprehensive plan, ordinances and some of the challenges I see are we have a lot of new members now and maybe some of them do not know there are already approved plans for the land on the other side of the Lowes, its all offices just has not been built yet.

It is one of these terrible things where you do not know what you do not know when you're on the Commission because there is no good way of seeing everything that has been approved and available; but has not been funded to build it yet. We do not have a plan that deals with the congestion already backing up at 841 and Old Baltimore Pike. This is one thing to think about when we look at

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our role and how we shape our vision through recommendations.

The other thing is planning for development. No one wanted taxes to go up and no one wanted the new school, and everyone wanted to keep expenses down, we want residential, but we want residential for retirees because then there no more sewage development required, and we have sufficient EDU credits available to support that type of development. If you take sewage across Route 1 you will already be out growing the new school that won't be built for another three years, and you will be introducing more congestion. We own 52 miles of roads and have never actually developed an infrastructure plan within the community, because we try to maintain the budget at the exact dollar amount every year no matter what. Mr. Schroder stated; I don't think my opinions are always in alignment with what the Board of Supervisors wants for lots of different reasons. When thinking about vision for me, its how do we develop some type of tool that shows it all fitting together. As a member of the community, I think about why we moved here and the study that was completed three years ago by a state sponsored group. That group came in here and sent out surveys to everyone in the community. They found that 70% of people in the community work in Wilmington, 20% Philadelphia, 30% West Chester and 1% King of Prussia. There were other interesting things that came out of that study that we've never taken pen to paper and written down. It said what people want, good quality schools, infrastructure and services. Services like hotels, restaurants, things that are conveniently located around us. Not necessarily additional residential development, that wasn't something that was in that particular packet. My thing is, where is that packet at this point? We had guys come in and talk with us that were going to help push more restaurants into the existing approved commercial buildings that have not been built. They were supposed to be searching for those businesses, but we never actually had any follow-up from those people, nor do I think everybody has seen this particular report. Mr. Battin stated that he has not seen this report. Mr. Schroder wrapped up with I'm fearful that we are trying to build a vision for the community that the community doesn't want. We already have information that the community has provided, that should be the bases around what we are trying to do.

Mrs. Preston stated there is only so much vision we can have. You look at the plans that are brought before you, we can not tell someone to go build wherever. People buy properties to make money. We review the plans to ensure they are not harming the community and make sure things fit together the best we can based on the information that we have. We deal with real property and that's not under our control. Mr. Battin stated we are not in the position to solicit or market, what we can do is some offsets, some strategic links. The discussion continued....

VII. ADJOURNMENT

Mrs. Preston made a motion to adjourn the meeting at 7:55 p.m., seconded by Mr. Runey and approved by a vote of 6-0.

Respectfully submitted,

Dawn Maciejczyk,
Township Secretary