

**PLANNING COMMISSION  
MEETING MINUTES  
January 25, 2023**

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**MEMBERS PRESENT:**

Bran Lynch, Chairman- Phone  
Frank Scarpato, Vice-Chair  
Charlie Shock  
Pat Tucci- Phone

**MEMBERS ABSENT:**

Robert Vanella  
Kurt Engleman

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Township Secretary

**I. CALL TO ORDER**

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

**II. REORGANIZATION**

Mr. Scarpato nominated Mr. Lynch for Chairman, seconded by Mr. Shock and approved by a vote of 4-0. Mr. Lynch accepted the position of Chairman.

Mr. Shock nominated Mr. Scarpato for Vice Chairman, seconded by Mr. Lynch and approved by a vote of 4-0. Mr. Scarpato accepted the position of Vice Chairman.

Mr. Scarpato asked Mr. Lynch if he would like him to continue running the meeting since Mr. Lynch was conference calling into the meeting. Mr. Lynch agreed.

**III. PUBLIC COMMENT (on agenda items)**

Mr. Scarpato called for public comment on agenda items. There was none.

**IV. APPROVAL OF MEETING MINUTES**

The Planning Commission reviewed the meeting minutes of November 30, 2022. Mr. Shock made a motion to approve the meeting minutes of November 30, 2022 as presented, seconded by Mr. Scarpato and approved by a vote of 4-0.

**V. PLAN EXTENSIONS**

Mr. Scarpato reviewed the plan extensions for:

Development	Application	Date Accepted	90 Day Expires
<b>Needham Farms</b>	Preliminary	March 15, 2005	April 28, 2023
<b>Barbara Yeatman</b>	Preliminary/Final	October 1, 2018	March 9, 2023
<b>Cliff Anderson</b>	Preliminary	June 30, 2021	March 21, 2023
<b>AG Charter School</b>	Preliminary/Final	November 30, 2022	February 28, 2023

**VI. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT**

There was none at this time.

**VII. AGENDA ITEMS**

**Avon Grove Charter School Preliminary/Final Land Development Plans**

Mr. Mike Shiring, Riley Riper Hollin and Colagreco, representing Avon Grove Charter School, as well as Dan Meier, Engineer, Donna Archer and Jared Bookhamer attended the Planning Commission meeting to discuss the Commissions thoughts on some waivers that they will be looking for. Mr. Shiring stated that they will be attending the Parks and Recreation Boards meeting in February to discuss Mr. Ragan's comments about a trail going through the property. This is a safety thing, we cannot have a public trail going through a closed school campus. The Commission agrees with Mr. Shiring.

Mr. Battin stated I believe what Mr. Ragan's comment may be eluding to is putting in sidewalks. Mr. Scarpato stated it makes me nervous with no sidewalk. Mr. Meier stated that there is some issues with putting a sidewalk out front of the school. Presently there are no curbs and there is about a three foot embankment. We would have to take down several street trees due to cutting into their root system. In 1927 and 1955 there were storm pipes run through the embankment that drain to the swale on State

Road.

The Commission discussed closing the dead-end trails across the street from the school. Presently there are two trails that dead-end with one parcel in-between them. Ms. Archer stated we do not want to add a crosswalk that would encourage kids or anyone to cross the road there at any time without a crossing guard. The Commission agreed that a crosswalk would not be beneficial there with the speed limit of 35 and most do not abide by the speed limit. There is also a sharp curve at the end as well. Mr. Meier, Mr. Shiring and Ms. Archer agreed that this would be something worth looking into.

Mr. Meier stated that he wanted to get the Commissions feel on two waivers. One being 20-313.2B the wetlands. Mr. Scarpato stated we did discuss this one briefly the last time you were in and I think we all agreed at that time that we didn't think this one would be an issue. The second one being 22-610.15 no earth disturbance activity from October 15 through February 15<sup>th</sup>. Mr. Scarpato asked Mr. Battin to explain this one a little further. Mr. Battin stated that this has to do with the growth period and not disturbing any new growth. Mr. Meier stated that this would affect the school opening on time amongst other things if they had to shut down for several months. Along with that though comes another sub-waiver so to speak. Disturbed areas 200 ft. of access, this would be more like 500 ft. E & S will be in place and inspected. Mr. Battin stated this one basically comes down to accessibility and Emergency Services access. Mr. Meier stated he doesn't see that as being a problem. The Planning Commission was in agreement that the waivers that they are looking at do not seem to be a problem and that the Charter School should continue moving forward with their planning.

#### **Convenience Store Ordinance**

Mr. Battin stated this is an ordinance that the Commission has viewed several times. It has gone to the Chester County Planning Commission and their review letter is in your packets. Mr. Shock made a motion to recommend approval of the Convenience Store Ordinance to the Board of Supervisors as presented, seconded by Mr. Tucci and approved by a vote of 4-0.

#### **VIII. PUBLIC COMMENT (non-agenda items)**

Mr. Scarpato asked for any public comment on non-agenda items. There was none.

#### **IX. ADJOURNMENT**

Mr. Shock made a motion to adjourn the meeting at 7:47 p.m., seconded by Mr. Tucci and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk  
Township Secretary