

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
CONDITIONAL USE HEARING
MEETING MINUTES
October 18, 2023– 6:00 P.M.**

MEMBERS PRESENT:

Stephen Zurl
David Connors
Christina Fanning
Megan Mraz

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Assistant Township Manager
Kristin Camp, Township Solicitor
Ron Ragan, Township Engineer
17 Audience Members

CALL TO ORDER:

Mr. Zurl opened the hearing at 6:00 p.m. and turned it over to Ms. Camp to explain this evening's procedure.

Ms. Camp explained how the hearing works and what will take place at the hearing. Ms. Camp explained that if a resident would like to be a party to the hearing, they can cross examine the witness, present their own testimony, and get a copy of all of the records that are being presented. Ms. Camp then asked if anyone would like to be a party. The following people asked to be a party to the hearing. Ms. Camp took down their information.

Margaret & Robert Cusatis- 53 Baker Station Road
David Lytz- 580 Woodview Road
Denise & William Derr- 557 Baker Station Road
Alice Bagwell- 579 Woodview Road

Ms. Camp gave an overview that the applicant is seeking conditional use approval pursuant to Sections 27-1002.2 and 27-1006 of the London Grove Township Zoning Ordinance, as amended in Ordinance No. 225-2023, to develop the Property with 192 apartment units in eight different buildings.

MS. Camp reviewed 11 Board exhibits being entered into the record.

- B-1: Conditional Use Application dated August 8, 2023
- B-2: Proof of Publication in the Chester County Press on October 4, 2023 and October 11, 2023.
- B-3: Affidavit of Posting dated September 27, 2023
- B-4: Conditional Use Site Plan prepared by Pennoni Associates, Inc. dated August 17, 2022.
- B-5: Colored rendering of proposed Site Plan dated October 4, 2023
- B-6: Architectural renderings of Proposed Apartments dated October 4, 2023
- B-7: Aerial Tax Map of Property
- B-8: London Grove Township Planning Commission Meeting Minutes from August 30, 2023
- B-9: Letter dated October 2, 2023 from Chester County Planning Commission
- B-10: Letter dated September 19, 2023 from AECOM
- B-11: Letter dated October 13, 2023 from Traffic Planning and Design, Inc.

Ms. Andrea Finerosky, Pettinaro Associates introduced Mr. Greg Rishel, Senior Landscape Architect for Pennoni, who gave an overview of the property and the project. The project will consist of 192 apartment units in eight different buildings, as well as garages and a pool and recreation area. The required parking spaces for the site is 480 and they are proposing 487 not including the garage spaces. The property will be surrounded by a landscaped buffer and they are meeting all required setbacks. Pennoni's traffic specialist, Nicole spoke on the traffic studies that were conducted and both in 2006 and currently.

A questions and answer session occurred between the applicant, the two specialist, the

residents that requested party status and the Board. (See official transcripts).

Ms. Camp suggested that we keep the hearing open and continue it on November 8, 2023 at 6:00 p.m. This will allow the Board the necessary time to review all the information including the traffic studies. Ms. Camp announced that on November 8, 2023 the hearing can only run from 6-7 p.m. due to the Board having their regular scheduled monthly meeting that night at 7:00 p.m. The Board and the applicant agreed on the date and time.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary