

The regular work meeting was called to order on April 12, 2005 at 7:30. Present were:

Tony Przychodzien, Chairman
Anthony Cabassa
George Dalmas
Dale Hensel
Matt Arnoldy, Recording Secretary

Michael Cresta presented a sketch plan for proposed improvements to the Landing Zone. The applicant wishes to add a deck to the rear of the facility for outdoor entertainment, add 2 horse pits, a volleyball court, and a small addition to the building. Tom Lowry explained that a series of variances would be required, and the existing structure is non-conforming. Mr. Cresta indicated that his intent is to beautify the property and the facility in general. Members of the Planning Commission expressed concerns over the noise generated from outdoor entertainment, parking requirements, and the sewage capacity. The consent of the Planning Commission was for the applicant to proceed to the Zoning Hearing Board, but consideration should be given to parking, the regulation of outdoor entertainment, and presenting the plan to Valley Township.

Members representing Tractor Supply Company were present to discuss their final plan submission. The applicant submitted a plan to construct a 22,272 ft retail facility. Tony Przychodzien made a motion to recommend final plan approval provided the applicant complies with the outstanding items from the Township Engineer's letter dated April 4, 2005, and all other regulatory approvals. The motion was seconded and approved.

Vic Kelly, representing Valley View, discussed issues on Mr. MacCombie's April 6, 2005 review letter for their Preliminary Plan submission. The issue of public sidewalks was discussed. Tony Przychodzien suggested that he would prefer to see contributions for improvements to existing Township Parks in exchange for relief from the sidewalk regulations. Dale Hensel expressed concerns over the need for improvements to Washington Lane, due to the heavy truck traffic. Mr. Kelly indicated that they would return to the next meeting after addressing and clarifying more of the items from the review letter. Joe Tyson, a resident of Quarry Ridge, expressed his general concerns over the lack of landscape buffering being provided for current industrial projects in the Township.

Joe Rosella, representing the Bellaire Business Center, discussed the Township Engineer's April 6, 2005 review letter. The letter was discussed in detail. Tony Przychodzien made a motion to recommend approval of the lot line change, subject to compliance with Mr. MacCombie's letter dated April 6, 2005.

Joe Rosella presented a sketch plan for Total Systems Design to the Planning Commission. The applicant is proposing a 16,000 square foot office and light manufacturing facility on lot 15 of the Bellaire Business Center. The plan will be submitted as a by right use. Tom Lowry brought up the issue of parking spaces, and reminded the applicant that parking can be reduced below the requirements only through approval at a conditional use hearing.

Rampmaster discussed the Township's Engineer's April 8, 2005 review letter of their Preliminary Land Development submission. The applicant indicated that they would be able to comply with the review letter, and were scheduled to be on the agenda of the Zoning Hearing Board on April 25 to request the Special Exception for outdoor storage of their Rampmaster vehicles. Residents expressed concerns regarding the view of the vehicles from their homes on business Rt. 30. Joe Rosella, indicated that the proposed buffering would be roughly 2 ½ times would the current ordinance requires. Tony Przychodzien made a motion that the Planning Commission sends a letter to the ZHB supporting the Special Exception, provided that adequate screening is proposed. The motion was seconded and approved.

The Planning Commission decided to draft a letter to the Board of Supervisors recommending a review for the adequacy of the landscape buffering requirements in the current ordinances.

Arcadia was present to discuss some of their responses to the Township Engineer's review of their preliminary plan of Sadsbury Park. Jason Duckworth showed the addition of a proposed pocket park to phase 1 of the development. A discussion was held about revising the "auto-turn" program in order to accommodate emergency vehicle requirements. Joe Tyson expressed some concerns over the existing natural buffer that borders Quarry Ridge and Sadsbury Park. It was mentioned that Sadsbury Park was a recipient of an award by the Delaware Valley Smart Growth Alliance.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary

