

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

Tony Przychodzien, Chairman  
Jane Heineman  
George Dalmas  
Dale Hensel  
Matt Arnoldy, Recording Secretary

The minutes of the June 14, 2005 regular meeting were read and approved with two corrections.

Dennis O'Neill from Herbert E. MacCombie Jr.'s office presented a sketch of proposed improvements to Bert Reel Park. The Township is applying for funds from the Chester County Park & Rec. of approximately \$60,000. The township is seeking an equal amount from the DCNR, and it is estimated that the entire project will cost close to \$125,000. The proposed improvements would consist of the following: providing handicap accessibility throughout the park, installing handicap restrooms with power and water service, constructing a new concession stand, reinstalling the baseline fences, providing fall protection to the bleachers, and resurfacing the basketball court. The Planning Commission will draft a letter to the Board of Supervisors recommending that the project proceed as it is designed.

Joe Russella provided a status of the Lionville Systems proposed facility on lot 14 of the Bellaire Business Center. Mr. Russella pointed out that additional landscaping was provided on the plan in response to concerns brought up at an earlier Planning Commission meeting. Tony Przychodzien indicated that the Planning Commission would like to review the Township Engineer's letter prior to taking any action. Lionville Systems requested a 30-day extension to the review process.

Mr. Russella discussed a letter to Mr. MacCombie's office addressing the engineer's comments from an April 4 review letter regarding the proposed improvements to Rampmaster. It was pointed out that FAA approved evergreens were the proposed screening material for the rampmaster vehicles. Mr. Russella requested that since all items to the Township Engineer's letter had been addressed, that the Planning Commission recommend approval for the project. Mr. Przychodzien indicated that there was not enough time to review the letter, and therefore no action would be taken until the next meeting. Rampmaster will request a 30-day extension to the review process.

Members representing Cowan Estates briefly provided a status of their proposed subdivision. Mr. Russella indicated that the review letter would be discussed at the next meeting, and requested a 60-day extension.

Members representing Grateful Dog Enterprises presented an update to their proposed development of lot 13A of the Bellaire Business Center. Mr. Russella explained that all permits had been applied for and revised plans had been submitted addressing comments from the June 17, 2005 Township review letter. The landscape buffering was also discussed, and it was pointed out that the plan addresses the concerns of the neighboring residents. Grateful Dog will request a 60-day extension to the review process.

Pat Walsh of Walsh Engineering presented the plan for proposed improvements to the property of Tim Brown Automotive. The applicant is planning to construct a 32 X 48 pole barn behind the existing buildings in order to provide additional storage for vehicles. Mr. Brown received a special exception granted by the Zoning Hearing Board, but is seeking 6 waivers, which include: the scale of the plan, wetland delineation, a general landscaping plan, conservation plan, planning module, and a water survey. The floodplain was discussed and Dale Hensel inquired as to whether one of the existing garages ever experienced any flooding. Mr. Brown replied that it had occasionally flooded. The Planning Commission stated that it would then like to see the garage removed. Tim Brown will request a 60-day extension to the review process.

The proposed Sadsbury Township building was briefly discussed, as local developers are importing fill to in order to raise the site. Mr. Hensel raised a concern over the impact of raising the site and pervious coverage implications.

Denny Howell provided a status for Lafayette Square. The Preliminary Plan was submitted 30 days ago, and a review letter has been issued. The letter will be discussed at the next Planning Commission meeting.

Mr. Russella, representing Gateway Community Church, will come back to the Planning Commission once they have received a review letter from their Preliminary Submission.

Members representing Valley View indicated they would ask for a 60-day extension for their proposed land development.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy  
Recording Secretary

