

The regular work meeting was called to order on March 8, 2005 at 7:30. Present were:

Tony Przychodzien, Chairman
Jane Heineman, Vice-Chair
Jay Gregg
Dale Hensel
Matt Arnoldy, Recording Secretary

Joe Rosella from DL Howell & Associates introduced a minor subdivision –lot line change plan proposed within the Bellaire Business Center. The changes will consist of the removal of a cul-de-sac and an adjustment to the right of way line in order to do away with the curvature. Tony Przychodzien asked about the future of the cul-de-sac/temporary intersection currently adjacent to Old Wilmington Road. Mr. Rosella indicated that the cul-de-sac is temporary, and it is the intent of the Bellaire Business Center to follow the guidance from the township to determine the final form and purpose of the intersection. Tom Lowry suggested that the design and traffic study be presented to the Township Engineer for review and comment.

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. Issues such as the height of the fence screening the outdoor storage were discussed. The Planning Commission provided the consensus that an 8' fence would be sufficient. It was determined that prior to recommending action on the final plan, the outstanding issues identified by Mr. MacCombie's letter dated March 7, 2005 should be resolved by the applicant.

Aerzen USA presented information to the Planning Commission in explanation of why they were seeking a variance from Section 1304.E.2. from the Zoning Code, which does not permit, loading docks of a building to face the street. Aerzen presented information indicating how the current design of the building was critical to the efficiency of their manufacturing operation. Aerzen also provided a handout explaining the scope of the landscaped buffer and showed a simulated video depicting a drive past the proposed building. Jay Gregg commended the applicant for the construction techniques that would be used in the proposed building. It was the consensus of the Planning Commission that Aerzen USA should move on to the Zoning Hearing Board to seek the variance.

Arcadia was present to discuss their Preliminary Subdivision plan entitled "Sadsbury Park". The applicant is proposing to develop a 136.25-acre tract under the Traditional Neighborhood Development Ordinance created under Section 1107 of the Zoning Code, which will feature 252 SFD dwellings, 140 SFA dwellings, and 69 Multi-Family units.

Chester Valley Engineers indicated that the applicant would seek preliminary approval for the entire development, and then subsequently seek final approval for the individual phases in the future. Jamie MacCombie's review letter dated February 17, 2005 was discussed in detail. Arcadia indicated that the open space issue mentioned by Mr. MacCombie on item number 6 of his review letter, would be progressive over the course of the final approvals for each phase. Tony Przychodzien indicated that he would like to see a spreadsheet, or proof that this could be attained over the course of the community. Mr. Przychodzien also expressed concern over the proposed name of the development; "Sadsbury Park". Jason Duckworth welcomed the participation of the township for other ideas. Tom Lowry suggested that careful attention be paid to the street names. Mr. Duckworth also displayed color renderings from within Sadsbury Park.

Members representing the Chester County Airport presented an outline describing the concept for the proposed Master Plan for the development of the airport. Due to the increased demand, many areas of the airport will need to be expanded over the next several years including the runway, hangar space, and additional retail space will be added. Due to these proposed changes, it may be necessary to permanently block a portion of the now existing Washington Lane. Jane Heineman expressed concern over how the truck traffic from the new industrial developments would be routed. Tom Lowry posed questions regarding the Fire Emergency services of the airport.

The reading of the minutes from February 8, 2005 were read and approved.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary

