

The regular work meeting was called to order on May 10, 2005 at 7:30. Present were:

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

The meeting minutes were read and approved with one correction. The minutes from the special meeting held on April 27, 2005 to review Sadsbury Park were read and approved with three corrections.

Jason Duckworth and Christie Flynn from Arcadia Land Company presented information to follow-up on the special meeting that was held on April 27, 2005. The main focus was the functionality of the proposed turning circles. A test was held at the Coatesville Fire Department using a 40' truck, and cones were set-up to depict the boundaries of an actual alley turn that would be made within Sadsbury Park. Tony Przychodzien, George Dalmas, Tom Lowry, and other Township Officials were present for the test. Four simulated turns were made during this simulation. Mr. Przychodzien expressed concern that the truck did graze one of the cones, and had to back up and then move forward while negotiating the turn. Earl Taylor expressed that he wanted to talk to the Coatesville Fire Chief prior to making any direct comments. Dale Hensel inquired whether the Emergency Services crew would respond to a typical fire from the front or the back, and it was explained by Jerrod Dalmas that a large percentage of these fires would be located in the rear, and the vehicles would be dispatched for the worst-case scenario. Mr. Duckworth stated that the alleys add a safety benefit by allowing access from the front and back, as well as an aesthetic characteristic. Tom Lowry recommended adding 2' of imperious pavers to increase the turning radius at the access points. Mr. Duckworth agreed with this suggestion. Anthony Cabassa suggested that construction vehicles negotiate this type of turn all the time. He also suggested that the Fire Department have drills in the to practice responding to an actual emergency within the community. Mr. Przychodzien made a motion to recommend Sadsbury Park for Preliminary Approval, provided that the turning radii are increased by 2' at the entry points, with a material recommended by the Township Engineer. The motion passed 5 to 1. Tony Przychodzien, Chairman cast the one vote against the motion due to the Fire Truck not being able to complete the turns properly.

Members representing Cowan Estates were present to discuss the Preliminary Plan for Cowan Estates. The Applicant, Cosmos Properties, LP, is proposing to subdivide 22.4 acres into 18 single family lots served by on lot sewage disposal systems and public water. Joe Rosella explained that the purpose of their presentation was to walk the Planning Commission through their design process up to this point. Mr. Przychodzien inquired as to why lots 7 and 8 were designed as lots with a shared driveway; citing to safety concerns. He asked if the applicant would consider a providing a park in that

particular area instead. John Lymberis stated that he was open to the prospect of widening this private drive to aid in emergency vehicle access. A discussion was also held regarding concerns over the center turning lane on Business Rt. 30. Mr. Rosella explained that the community could be served with public water serviced by PA American Water; however, a letter was needed from the Township granting the utility company franchise rights through this territory. Other issues that the applicant was seeking waivers for were discussed including: the number of street lights, the location of sidewalks, the design of the septic systems, the road frontage lots on Business Rt. 30, and Belgium Block curb. Tony Przychodzien made a motion as it relates to the design of Cowan Estates: the public sidewalk should extend all the way in front of Business Rt. 30, one decorative lamp at the entrance should be installed with a downward directional lens (waiver required), the Township will write a letter granting franchise area rights to PA American Water, Belgium Block should be installed in lieu of concrete curb (waiver required), the shared driveway of lots 7 and 8 should have a minimum width of 14 feet, and the double frontage lots along Business Rt. 30 will be prohibited from direct driveway access to Rt. 30. The motion was seconded and approved.

The Planning Commission will draft a letter to the Board of Supervisors in order to clarify the proper procedure for being listed on the agenda of the regular work meeting.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary