

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JULY 6, 2016

The meeting was called to order at 7:30 p.m. by Chairman Richard Jordan and the Pledge of Allegiance was recited.

Present: Richard Jordan, Charles Kalemjian, John Marbach, Bill Flanagan, Sam Matthews, Nancy Kane and Alice Johnson.

Also Present: Township Manager Doug Hanley; Zoning Officer/Building Inspector Tom Cooke; Assistant Zoning Officer Tara Caputo and Township Engineer Ted Gacomis.

Absent: Ex-officio member Don Greenleaf

Minutes: Mr. Kalemjian made a motion to approve the minutes of June 1, 2016. Mr. Marbach seconded and the motion was carried.

Hankin Group – 730 E. Eagleview Blvd. - Springhill Suites: Sketch Plan

Neal Fisher presented the sketch plan for a 5-story, 127-room Springhill Suites on about 3 acres of the tract adjacent to the Hilton Gardens. Site will be serviced by public sewer and water. Storm water will be managed by utilizing a detention basin, bio-filtration areas, vegetated swales and porous pavement.

The Applicant received Conditional Use approval in June and currently is requesting that the Commission recommend that the Board of Supervisors accept the plan as a Preliminary and Final Land Development plan at their next meeting.

There was a brief discussion regarding the pork chop island removal and which portion of the roadway leading to the hotel will remain private.

Mr. Marbach made a motion recommending the plan be submitted to the Board of Supervisors as a Preliminary/Final Land Development plan. Mr. Flanagan seconded and the motion was carried.

Hankin – 405 Eagleview Blvd. - Cell Tower: Conditional Use Recommendation

The Hankin Group has proposed to construct a cell tower at 405 Eagleview Blvd. in the northeast corner of the property, which is located in the Eagleview Corporate Center in the Planned Commercial Industrial Development District.

The Applicant applied for and received a variance to construct a cell tower in the PCID Zoning District and within 800 feet of a Zoning Boundary. The Applicant also received a variance to construct the cell tower with a building located within the Township's required fall protection zone. Approval of these variances was given with a list of several Conditions dealing with height, design, landscaping of the site, and no illumination of the pole.

The Applicant has received a review letter from E.B. Walsh dated July 6, 2016 and has agreed to comply with all of the items listed.

The Commission members questioned how the pole collapses into itself and how the ground level tower equipment would be concealed. Mr. Fisher explained that the pole is built with various “break” points and the ground equipment will be surrounded by a fence and hidden with landscaping.

Mr. Matthews made a motion to recommend Conditional Use approval contingent on compliance with all the items contained in the E.B. Walsh review letter of July 6, 2016. Mr. Kalemjian seconded and the motion was carried.

Tru Hotel/Hampton – 4 N. Pottstown Pike: Conditional Use Recommendation

Lisa D’Andrea, Engineer; George Asimos, Attorney for the Applicant; Bill McNamara, Hampton Inn representative and Julie Hetzel, Manager of the Hampton Inn were present to discuss the proposed 98-unit hotel to be constructed by Lionville Hotel Associates. The hotel, Tru by Hilton, will be constructed adjacent to the existing Hampton Inn after demolition of the existing Hoss’s Steak House.

Parking will remain the same with few modifications. The property is accessible from an existing Southbound Route 100 entrance as well as an existing entrance off of Route 113. Other modifications include improvement of turning radius along the interior drive, supplemental landscaping, curbing and possible addition of a sidewalk leading to Route 113 entrance/crossing.

A Conditional Use Hearing is scheduled for Monday, July 11, 2016. Hearing is necessary due to the height of the hotel and the footprint size. Height will be no higher than 50 feet and the footprint is approximately 10% larger than the existing Hoss’s footprint.

The Commission members discussed the following:

1. Is the hotel pet friendly and where do people walk their pets – Ms. Hetzel explained that there is a designated pet walking area with dog waste disposal bags provided. She noted that staff check on the area often during the day and there has not been any issues reported.
2. Where do large vans park – Ms. Hetzel said there are some vans and they usually fit within the designated parking spaces.
3. Signage – Signs will be placed at the two entrances where current signage is located. The “Tru” emblem will be shown on the building.

The Applicant has received review letters from E.B. Walsh dated June 28, 2016 and Burns Engineering dated June 26, 2016 and has agreed to comply with all of the items.

Mrs. Kane made a motion to recommend Conditional Use approval contingent on compliance with all the items contained in the above noted review letters. Mr. Marbach seconded and the motion was carried.

ANNOUNCEMENTS

1. 7/11 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

Ms. Caputo distributed pamphlets dealing with MS4 work as a part of a public education outreach required by the State. The pamphlet deals with storm water, retention basins and seepage beds.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:24 p.m. and Mr. Kalemjian seconded. The motion was carried.

Respectfully submitted,

Jeri Cooper