

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 6, 2019

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

Present: Charles Kalemjian, Sam Matthews, Nancy Kane, Tim Bucher, Dennis Martin and ex-officio member Greg Allen

Absent: William Flanagan and Richard Jordan

Also Present: Township Manager Doug Hanley, Assistant Manager Scott Greenly, Building/Zoning Officer Tom Cooke, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mr. Kalemjian made a motion to approve the minutes of January 9, 2019 and Mr. Martin seconded. The motion was carried.

100 Welsh Pool Rd./101 Gordon Dr.: Preliminary/Final Plan Discussion & Request for Extension

Matt Adams, one of the Equitable Owners of 101 Gordon Dr. LLC, gave a brief summary of the plan, which shows the construction of a 183,717 s.f. office/warehouse/manufacturing building for USSC, a mass transit passenger seating manufacturer. The 34.191 acre parcel is located on Gordon Dr. and Welsh Pool Rd., behind the Clarion Hotel, with access frontage onto Route 100. There is access to the property from Route 100, Welsh Pool Rd., Sheree Blvd. and Gordon Dr.

USSC has already moved out of their previous location at 150 Gordon Dr. and into 101 Gordon Dr., which has received extensive alterations. The new building, 100 Welsh Pool Rd., will have 10,000 s.f. of office space and approximately 173,717 s.f. of space for their industrial and manufacturing uses.

The Applicant has received review letters from E.B. Walsh dated February 4, 2019; McMahon Transportation Engineers dated February 4, 2019; Sewer Engineer Joe Boldaz dated January 30, 2019; Stubbe Consulting dated January 21, 2019 and Fire Marshal dated January 31, 2019 and agreed to revise the current plan based on the comments in the review letters.

Mr. Adams provided a hand-out that outlines the following proposed changes to the plan and has requested a recommendation of Preliminary/Final Plan Approval by the Planning Commission based on compliance with all review letters and the following items:

1. Intersection Improvements:
 - A. Sheree Blvd./Route 113 – widening of the curb radius turning onto southbound Sheree Blvd. from eastbound Route 113. Relocation of the existing ADA ramp, traffic signal and utility pole within the existing R.O.W. PennDot approval will be required as well.
 - B. 100 Welsh Pool Dr. Entrance from Route 100 – Addition of a deceleration lane entering the site northbound from Route 100 and widening turning radius exiting the site onto northbound Route 100. PennDot approval will also be required.
 - C. Welsh Pool Rd. - Widening the portion from Route 100 entrance to the proposed crosswalk just East of Sheree Blvd. Road will be 28' wide and built to accommodate truck traffic.

Sidewalk will be constructed, which will connect with the Township's trail system on Welsh Pool Rd.

Installation of a "No Trucks Allowed Beyond this Point" sign at the intersection of Route 100 and Welsh Pool Rd. and at the Western most access drive at 100 Welsh Pool Rd.

2. Permits: Applicant will obtain all permits required – NPDES, Pennsylvania DEP, Chester County Conservation District
3. Historic Structures: Restoration of the 3 historic structures on the property by conducting a total exterior "sealing" for the 2 smaller structures and a complete interior and exterior renovation of the farmhouse that may be used as a guest house for the business tenant that occupies the 36+/- acre tract.
4. Truck traffic will be restricted in crossing the existing connection between 101 Gordon Dr. and the new proposed building at 100 Welsh Pool Rd.

The Commission spoke briefly about existing drainage issues on Welsh Pool Rd. and the necessity of restricting truck traffic on the small portion of Welsh Pool Rd. leading out to Route 100.

Mr. Hanley stated that USSC must understand that they will be held responsible for repairing any damage to that portion of roadway due to truck traffic. Mr. Adams agreed.

Mr. Matthews made a motion to recommend approval for the Preliminary/Final Plan contingent on all items in the above noted review letters being addressed and commemorated in writing, which is to be delivered to the Township no later than this Friday, February 8th at 10 a.m. Motion is also contingent on Applicant receiving all of the permits from the County and State agencies. Mrs. Kane seconded and the motion was carried.

151 Sheree Blvd.: Preliminary/Final Plan Discussion & Request for Extension

Matt Adams, one of the Equitable Owners of 151 Sheree Blvd. Partners, LLC, requested a 120-day extension for this plan to construct a 37,938 s.f. flex office/warehouse building behind the existing 65,000 s.f. building that is occupied by General Ecology, Inc. Applicant is still trying to address comments from the engineering reviews.

The 120-day extension will be granted once received in writing.

ANNOUNCEMENTS:

1. 2/11 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 8:07 p.m. Mr. Martin seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper