

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
May 5, 2021**

Due to the Covid-19 pandemic, this meeting was held virtually. Questions and comments from the public were received through typed submission in chat format.

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin.

PRESENT: Dennis Martin, Richard Jordan, Charles Kalemjian, Sam Matthews, Nancy Kane, Tim Bucher and Greg Allen

ABSENT: none

ALSO PRESENT: Township Manager Scott Greenly; Building & Zoning Official Tara Giordano; Township Solicitor Mark Freed and Township Engineer Ted Gacomis.

MINUTES: Mr. Kalemjian made a motion to approve the minutes of April 7, 2021 Mrs. Kane seconded, and the motion was carried.

Hankin Group – Eagleview Town Center II – Preliminary Land Development Plan Discussion for Approval Recommendation

Mr. Fischer gave a brief overview of the Eagleview Town Center II Preliminary Land Development Plan, specifically the first phase including the manor houses, two multi-unit buildings and pool area along Constitution Drive and Pennsylvania Avenue. This will provide additional walking paths and connection to existing paths. The path will follow along Pennsylvania Avenue to a crosswalk at Rice Blvd.. The crosswalk will include an overhead blinking light to ensure pedestrian safety. Additionally, the plan will now include Pickle Ball courts along Wharton Boulevard across from the existing tennis courts.

Mr. Fischer addressed the review letters received by the Township Engineers including the plan scale asking for a waiver for the larger scale sheets. An additional waiver regarding pipe sizes for storm sewer pipes was requested. They are proposed to be 18 inches and are privately owned and maintained. Mr. Fischer asked the Planning Commission for the recommendation for Preliminary Plan approval and for the two waivers discussed, as he will return with revisions addressing the Township Consultants concerns before for the final plan is submitted for review and approval.

The Planning Commission did not issue approval at this time and would like to look at the plan further and take some time to review the requests and the conditional use approvals. The applicant will return for Preliminary Plan approval.

DISCUSSION:

Planning Commission –

Location of crosswalk discussed and connections of the trails with the proposed crosswalk. The straightaway seems less safe than the existing. The hope is that eventually the blinking lights will be approved by PennDOT for a full traffic light.

PennDOT will go thru the process of researching the traffic signal because they have to issue a permit for the signal.

Location was a concern of the Planning Commission with safety and convenience being most important. The idea of trail signage was introduced. The location will be reviewed and discussed with the Township Staff and Township Engineers.

Other Boards and Commissions –

Laura Obenski, EAC addressed the letter submitted from the EAC specifically condition R. Neal stated that Hankin is in process of preparing that document and are planning to submit with final plan submission.

Ms. Obenski asked for an outline of the stormwater management plan specifically during the extended construction period.

Public –

No additional comments or questions from the public.

ANNOUNCEMENTS: All meetings held via “Zoom” platform due to COVID-19

Laura Obenski announced that on Friday May 21st 9-12:30pm at the East Brandywine Community Park, there will be a stormwater management workshop for HOA’s and Property Managers. This will be held both virtually and in person.

Mr. Kalemjian made a motion to adjourn at 8:46 p.m. Mr. Matthews seconded and the motion was carried.

Respectfully Submitted,
Kate Gillen