

# PLANNING COMMISSION MINUTES OF REGULAR MEETING

**MARCH 5, 2008**

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The meeting was called to order at 7:32 p.m. by Chairman Joe Ferry and the Pledge of Allegiance was recited.

Present: Joe Ferry, Bill Flanagan, Frank Hogan, Charles Kalemjian, Sam Matthews, Richard Jordan and ex-officio member John Marbach.

Absent: Nancy Kane

Also Present: Township Manager Doug Hanley, Zoning Officer/Building Inspector Tom Cooke and Township Engineer Ted Gacomis.

Minutes: Mr. Kalemjian made a motion to approve the minutes of January 2, 2008. Mr. Jordan seconded and the motion was carried.

## Proposed Saxby's Coffee (Old Swiss Farm Store) - Eagleview Blvd.: Sketch Plan

Eric Kuhn, Developer, and Brian Whitaker, Representative for Saxby's, presented the sketch plan to convert the old Swiss Farm store on Eagleview Blvd. into a Saxby's Coffee store. Plans are to utilize the existing structure with changes to the traffic flow around the building.

Mr. Whitaker gave a brief overview of the Company, stating that they are a national company competing with Starbucks. They currently have 31 stores nationally with a total of six proposed for the Philadelphia area; three are now under construction. Saxby's will lease this property, but be responsible for all improvements to the site.

The Applicant proposes to have a drive through and anticipates peak hours of operation to be a.m. rush hour and late afternoon.

Mr. Gacomis noted that there have been traffic flow problems with the entire site, which includes Chik-Filet and Charlees Hamburgers. Any improvements to the site are welcomed.

Ed Constantini, representing Charlees was present and stated that they would also like to add a pick up lane. He and the representatives from Saxby agreed to work with each other in order to address the traffic flow situation.

The Planning Commission members liked the "idea" and told the Applicant to move forward with the plan. They will be back at a later date with an architectural rendering and revised site plan.

## ANNOUNCEMENTS:

1. 3/10 - Board of Supervisors - 7:30 p.m.
2. 3/13 - Historical Commission - 7:30 p.m. @ Cadwalader House

Mr. Ferry acknowledged Mr. Hanley's award from the Chester Co. Chamber of Business & Industry as "Top Manager".

Steve Warren, representing Chester County Cycling Coalition, asked how the widening of Route 100 will affect pedestrians/cycling enthusiasts. Mr. Gacomis explained that plans for Route 100 will include a 4 foot area for cycling. He also noted that there will be a pedestrian sidewalk built with the "fly-over" planned for Sheree Blvd. when Vanguard develops the Supplee Farm.

There being no other business, Mr. Jordan made a motion to adjourn the meeting at 8:02 p.m. Mr. Hogan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper