

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
March 1, 2023**

Due to the Covid-19 pandemic, this was held as hybrid meeting. Questions and comments from the public in person or virtually.

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

PRESENT: Dennis Martin, Richard Jordan, Greg Allen, Nick Kurtz, Lindsay Lebresco and David Lemons

ABSENT: Steve Hessler

ALSO PRESENT: Township Manager Scott Greenly, Building & Zoning Official Tara Giordano; Township Engineer Dan Daley

MINUTES: *Mr. Jordan made a motion to approve the minutes of February 1, 2023 as presented. Mr. Kurtz seconded, and the motion was carried.*

BUSINESS:

YMCA – 100 Devon Dr. – Conditional Use Recommendation

Pat McKenna, attorney for the Applicant, was in attendance along with Joe Russella, engineer and Jerry Levinsky of the YMCA. He explained that there have been multiple hearings for the property and described the proposal to remove the existing outdoor pool in order to install a new concrete and asphalt surface for outdoor multi-purpose courts. There is no additional impervious coverage proposed with the project and the change of use allows for a decrease in parking.

As previously approved, the hours of the outdoor recreation are from 9:00 am until dusk. The hours of operation are not proposed to change. A windscreen is proposed on three sides of the fence though the Applicant is not currently proposing any noise dampening features with respect to the windscreen due to the cost. Mr. McKenna noted that the Applicant would be willing to explore the noise dampening features should there be noise complaints.

Pedestrian access from Devon Dr. to the building was discussed and Mr. McKenna noted that the Applicant is willing to stripe a crosswalk on the existing parking lot along the right side of the entrance to the sidewalk at the building. The Applicant has also agreed to comply with the comments in the EB Walsh review letter.

Ms. Lebresco questioned the reason for the pool removal and the timing of construction. The proposal is due to maintenance costs, conditions of the pool, lack of lifeguards and decline in use. Construction would begin once Conditional Use approval is granted as the desire is to have the outdoor space open for use this summer.

Mr. Jordan made a motion to recommend the Conditional Use approval contingent on compliance with the E.B. Walsh review letter dated February 23, 2023 and that the site is reviewed six months after occupancy in order to determine the noise level and need for a sound barrier on the fence. Mr. Kurtz seconded and the motion carried.

Lionville Trade Center – Lionville Station Rd – Sketch Plan

Bernadette Kearney, attorney for the Applicant presented the Sketch Plan showing four Class A warehouse buildings consisting of 1,960,000 sq ft and a 22 acre park with fields and associated parking. Lionville Station Rd. will be relocated and reconstructed into three lanes and the historic structures on site are to be preserved. Conditional Use approval is required for the size of buildings, number of parking spaces, height of buildings and for the outdoor recreation. Zoning Hearing approval is required for loading docks in the front yard of the largest building.

The Commission had questions which Ron Neilson answered pertaining to the following:

- Traffic - Will be presented with the Traffic Impact Study
- Lionville Station Rd. – Major Collector road though will keep rural character in residential area
- Connection to Haywood Dr. – Not currently proposed though Applicant is in discussion with adjacent property owner for possible purchase of property to allow for connection
- Slip Ramp to Turnpike – Not currently proposed though will be explored
- Pipeline Setback – Current plan complies with setbacks, located in consultation zone
- Tree Clearing Proposed – Will comply with Woodland Management Ordinance
- Hours of Operation – 24 hours with three 8-hour shifts, not a peak times
- Noise Mitigation – Buffering proposed and sounds walls to be explored
- Benefits to the Township – Fiscal Impact Study to be submitted, employee benefit
- Renewable energy proposed – Ability for rooftop solar panels

Public Comment and Questions from the following:

- Diane Thompson (West Pikeland Twp) – proposal will change general character of community
- Bill McLaughlin (Lionville Station Rd) – Applicant should request 20% parking reduction, address stormwater, move fields toward residential, propose slip ramp, complete bog turtle study
- Christopher Steiner (LYA rep) – challenges of not enough fields
- Kent Empie (Lionville Station Rd) – loading docks, altitude of buildings, terrain, site visit, bridge over Turnpike
- Greg Thompson (West Pikeland Twp) – open space infringement
- Tim Ferris (Matthews Farm) – concerns of solar infringement, fencing, trash, use of historic house
- Jane Ferris (Matthews Farm) – wall height, fencing, trash, impact to real estate
- Melba Matthews (Matthews Farm) – Headwaters to Pickering Creek in proposed building location, concerns of impact to water, sewage and stormwater
- Greg Weisman (Lionville Station Rd) – excessive plan, excessive noise, design should be amended
- Carolyn Eaglehouse (Matthews Farm) – maintaining integrity and nature of growth

- Tommy Ippolito (Upper Uwchlan) – Traffic to Byers Rd., delivery vans
- Joan Cohen – number of employees in addition to deliveries is a lot of traffic

No motion was required for the Sketch Plan.

ANNOUNCEMENTS: All meetings are again held at the Township building but may also be accessed via “zoom” platform if applicable. Please check the Township website for updates

1. 03/13 – Board of Supervisors – 7:30 pm – YMCA Conditional Use Hearing
2. 03/15 – Zoning Hearing Board – 7:00 pm – 1015 Welsh Ayres Way – Front Yard Variance

There being no other business Mr. Jordan made a motion to adjourn at 9:10 p.m. Mr. Kurtz seconded, and the motion was carried.

Respectfully Submitted,

Tara Giordano