

**PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
October 6, 2021**

*Due to the Covid-19 pandemic, this was held as hybrid meeting. Questions and comments from the public in person as well as 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, Greg Allen and ex-officio members Nick Kurtz and Steve Hessler

**ABSENT:**

**ALSO PRESENT:** Township Manager Scott Greenly; Building & Zoning Official Tara Giordano (via Zoom)

**MINUTES:** Ms. Kane made a motion to approve the minutes of August 4, 2021, Mr. Kalemjian seconded, and the motion was carried.

**Dunkin Donuts – 80 E Uwchlan Ave. Conditional Use Recommendation**

Gina Gerber, Attorney for the Applicant, Caprice Investors explained the request to allow for Dunkin Donuts to utilize the former BB&T building located at 80 E Uwchlan Ave. This property is a 1.739 acre lot with an existing 200 square foot structure and existing drive thru with 23 parking spaces. No site improvements are proposed with the exception of signage and line painting for the drive thru. Although this is a permitted use, Conditional Use is required for any place serving food or beverages.

There were a few concerns with potential vehicles backing up onto Route 113 from the right turn in access drive and if the driveway could be widened. Being that Route 113 is a state road, if any changes to the driveway in the future would require PennDot approval. The Commission also questioned the drive thru times, which is less than 3 minutes per vehicle during peak hours. There is sufficient circulation on the site that there should not be a problem with overflow onto the roadways.

*Jordan made a motion to recommend Conditional Use approval for Dunkin Donuts at 80 E Uwchlan Ave with the compliance of the two EB Walsh letters reviewed October 4, 2021 and February 24, 2021. Mr. Kalemjian seconded and the motion was carried.*

**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. 10/11 – Board of Supervisors – 7:30pm
2. 10/14 – Historic Commission – 7:30 pm
3. 10/20 – Environmental Advisory Council – 6:30 pm

4. 10/20 - Zoning Hearing Board – 7:00pm

Mr. Martin welcomed Nick Kurtz and Steve Hessler, as new Ex Officio members of the Planning Commission.

*Mr. Jordan made a motion to adjourn at 7:51 p.m. Ms. Kane seconded and the motion was carried.*

Respectfully Submitted,  
Kate Gillen