



PLANNING COMMISSION
August 13, 2009
Meeting
Minutes – **Approved**

In Attendance: Sally Winterton, Chad Adams, Linda Layer, Jim Dewees, Mike Taggart, P.E. – Gilmore Associates, Sheila Fleming, Senior Planner – Brandywine Conservancy

Sally Winterton called the meeting to order at 7:34 p.m. However, since a quorum was not present, Sally explained presentations would be heard but no decisions would be made.

QBD Ventures – 164 Byers Road

Justin Linette (D.L. Howell), Joe Dimino and Peter Rodgers of QBD were in attendance to present a revised sketch plan dated July 23, 2009. The revised sketch shows that by complying with an expanded right-of-way mentioned last meeting and pushing the building farther back to allow for the front yard setback and 8' deep porch, the originally proposed building or the required parking will not fit. Would a variance be required for encroachment of the front yard setback? This building sits further off the road than neighboring existing buildings.

Discussion included the following items:

- The porch is decorative only - is a variance needed;
- Are there other options to dress up the exterior to fit the village scheme rather than a porch;
- Is QBD willing to adjust the building size or position it differently;
- Did QBD further research the public water option;
- Does larger right-of-way affect the storm water management proposed;
- Are sidewalks required in the Village; (Township's discretion)
- Provide architectural/elevation drawings

QBD prefers retaining the building size, porch, and positioning as proposed; Aqua PA advised water mains have to extend half way across the frontage, which would be cost prohibitive for this project so they'll continue to use the existing well (situated on neighboring property); the storm water basin delineated on the plan will be a rain garden and they're scheduling infiltration testing.

QBD may return in September with a revised sketch or preliminary plan.

Jonathan Thir / Park Road & Ticonderoga Blvd. (McQueen)

Andy Eberwein of E.B. Walsh and Jonathan Thir were in attendance presenting a sketch plan for the property on the southwest corner of Park Road and Ticonderoga Blvd, which proposes a 2-story building (8,500 square foot total) and 43 parking spaces, 12.5% lot coverage, initially office space but potential for retail on first floor. Proposed full access on Ticonderoga, opposite the ACME entrance, and a right-turn exit only onto Park Road.

Discussion included the following items:

- Proposed building is roughly twice the size of the current structure on this site;
- To help sight distance from Ticonderoga, push building back;
- A few of the older trees at the corner may be removed, and replaced elsewhere, to help with sight distance;
- The grade change will be addressed by the building sitting higher and sloping away – no steep slopes or retaining walls;
- Underground storm water facilities;
- A “future easement” is mentioned along the Ticonderoga access as it was included on the title plan - will be surveyed for legal description;
- May position the building at the corner diagonally across the lot
- Public sewer availability has been discussed with Matt Brown – will continue to contact Municipal Authority for guidance;
- Potential necessity for left turn lane from Ticonderoga into property – will research need for traffic impact study;
- Provide elevation plans;
- Park Road exit is within the school zone – signage may be needed.

Sally Winterton requested Mr. Thir consider the comments and return in September. No zoning relief or waivers are needed so they may move to preliminary plans.

Approval of Minutes

A quorum was not present to approve the July 9, 2009 minutes.

Open Session

There were no comments.

Sally announced the September 3 workshop and September 10 meeting dates.

The Village Conceptual Sketch Plan work session began at 8:18 p.m. with the following participants: Sheila Fleming, Bob Wise, Sally Winterton, Linda Layer, Don Carlson, Chad Adams, Jim Dewees and Steve McNaughton

Sheila brought a map of the study area, basically the “C1 District” expanded, and several overlays, assisted by Brandywine’s summer intern. An historic resource overlay showed Class I and Class II properties and Municipal properties. Byers Village is a historic district. Eagle Village is not, according to the National Register, because it has been “altered”. A zoning layer was added to show availability of re-development and included Byers Station Parcels 5-C and 6-C, with Light Industrial on the “outside” rim.

The purpose of this Conceptual Sketch Plan is to be able to work with property owners in the future to retain/preserve the Village look and character, to attract and support successful businesses, provide safe travel within the Village.

Another layer showing potential roadways, such as extending East Township Line across Route 100 and along the Turnpike with a connector road across to Ticonderoga; a parallel road between Graphite Mine Road and Senn Drive with a connector road, so

those commercial properties can be accessed from the back; internal road behind Diament Building Corp. and Moore's Furniture to National Penn Bank.

This layer also included several ideas for more light industrial and commercial/retail businesses. Feel free to let Sheila know of any business or use ideas. A post office and a theater/arts building were suggested. "Green" areas were not included at this point as the properties are going to be too valuable to leave open.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary