

West Pikeland Township Planning Commission  
Meeting on October 10, 2016

Attending:

Franklin Best, Chair  
Thomas Dinan, Vice Chair  
Sean O'Neill, Secretary  
Albert Wachsmuth  
William Normoyle

Also Attending:

Jim Wendelgass, Township Manager

The Chair called the meeting to order at 7:02 P.M.

Mr. Normoyle made a motion to approve the minutes of September 8, 2016. Seconded by the Chairman. The motion was approved unanimously.

Lisa D'Andrea, P.E. and the principal of the owner, Maurie Kring, made a presentation on behalf of **Anselma Crossing LP**, which owns property on Route 401. They were seeking a recommendation from the Planning Commission on the Conditional Use application submitted to the Township. A set of four plans has been prepared and delivered to the Township.

The Conditional Use was for the following reasons. First, it is to increase the seats in the café/restaurant. Second, it is to hold nine (9) of the required parking spaces in reserve. Third, they seek approval for building footprints in excess of 3,000 square feet. They are also confirming that it has the ability to increase the impervious coverage on the site from 60 to 68%. The applicant is also requesting two waivers, which are identified on the plans.

Architect Joe Horen of Kimmel Bogart Architects made a presentation to the Commission. They are trying to create a village atmosphere. The Friel parcel has also been purchased and the plan is to make this a village green with some parking.

The applicant discussed re-cladding the existing old school house building to be consistent with the plans for the other buildings. The new buildings would be a mix of stone and wood barn siding. The roofs would be broken up and there would be deep overhangs. Mr. O'Neill asked about the engineering review letter and the requirement that single unbroken facade be less than sixty feet long. The applicant's design would meet this requirement. When Mr. O'Neill asked whether the Township could make the construction of the village green a condition of approval, the applicant said that it would welcome such.

There was a discussion on the day care and the training center. The applicant explained that the training center would be used to train employees and health care professionals.

There was a discussion that the applicant would need a special exception for the apartments and also possibly for road improvements in the flood plain conservation district. The applicant discussed the need for additional impervious coverage on Tract C if a sidewalk is requested by

the Township to connect the parcel with either the new park or Anselma Mill. Coverage would need to increase to 73%.

Lisa D'Andrea then went through the items in Ted Gacomis' review letter. With respect to comment number 5, the training center as described by the applicant would either be accessory to the office use or allowed by special exception. The parking table has been redone to reflect this use.

With respect to item number 6, the apartments would need additional relief.

With respect to item number 7, the gym would be primarily for employees, but they could be other members with access. If open to the public, it may need a special exception.

With respect to item 17, the applicant agrees to go to the Zoning Hearing Board for relief.

With respect to item #18, the day care will be 27 feet from the property line. The applicant will meet the separation distance through using the eased property behind it. Mr. O'Neill believes that a variance may be needed.

With respect to number 19, the applicant believes it will need a variance or a special exception. With respect to number 20, the parking calculation will be redone to comply with the Township requirements. There was a discussion of the general comments and the waivers.

Mr. O'Neill made a motion that the Planning Commission recommend approval of the conditional use application subject to the following conditions:

1. The grant of approval would be subject to the applicant on obtaining a special exception for the training center if it is required;
2. The grant of approval would be subject to the gym not being open to the public for members unless the applicant applies for and receives a conditional use grant for the Township for use of the facilities as a recreation use;
3. The grant of approval would be subject to the applicant recharging in its entirety the 2-year storm on the property in return for allowing the increased impervious coverage sought by the applicant;
4. The grant of approval would be subject to the design, style and materials used for the buildings be in material conformity with the architectural drawings and renderings presented to the Planning Commission at its October 2016 meeting;
5. The grant of approval would be subject to all HVAC units and dumpsters and like mechanical equipment and physical plant being concealed by architectural features acceptable to the Township;
6. The grant of approval would be subject to the plans submitted in the Land Development process being subject to all Pennsylvania Department of Transportation approvals and conditions and that pedestrian access to the Township Park and/or Anselma Mill be designed and implemented in a way to assure the safe passage of pedestrians across Route 401 (the Planning Commission has concerns about planning for pedestrian crossings in two separate locations in this stretch of Conestoga Road);

7. The grant of approval would be subject to applicant seeking and obtaining a grant of a special exception allowing it to widen the portion of Route 401 which is in the flood plain and, if necessary, the re-approval of a special exception for the previously approved pedestrian walkway and bridge in the flood plain area;
8. The grant of approval would be subject to the applicant applying for and receiving a variance from the setback requirements from the property line for the play area for the day care facility [the Planning Commission recommends that this be granted because of the de minimis effect due to the adjacent area being covered by an access easement];
9. The grant of approval would be subject to the applicant applying for and receiving use variances for the proposed “accessory apartments” in buildings E-1 and P-5, or eliminating and replacing such “accessory apartment” uses with permissible use that do not necessitate additional parking;
10. The grant of approval would be subject to the parking tabulation complying with Section 1203 of the Zoning Ordinance to the satisfaction of the Township Engineer;
11. The grant of approval would be subject to the number of seats at the café, both interior and on exterior decks or patios, be limited to 40 in the aggregate;
12. The grant of approval would be subject to the limiting of the use of the basement area in building P-4 to storage only unless the applicant provides a parking calculation acceptable to the Township which shows that there is sufficient parking for any use other than storage;
13. The grant of approval would be subject to the requirement that the day care use be limited to 20 children (to conform to the planned size of the outdoor play area) and that the play area for the day care be suitably fenced;
14. The grant of approval would be subject to the applicant demonstrating at land development that the landscaping plan has adequate and effective visual landscape screening between the tracts being used by the applicant and the Pickering Meadows subdivision;
15. The grant of approval would be subject to all prior conditions set forth in any prior decisions of the Township with respect to the parcels which are the subject of this application (including without limitation the 2008 conditional use approval) unless such conditions have been made clearly moot by the current application;
16. The grant of approval would be subject to the applicant making exterior changes to the schoolhouse building’s façade and roof materials and colors which would allow it to conform to the other new buildings at the site; and
17. The grant of approval would be subject to the incorporation and development of the village green concept as conceptually shown for the (former) Friel property on the plans presented to the Planning Commission, the implementation of which may be phased in with the plans for the land development.
18. The grant of approval would be subject to the plans for traffic impact control, lighting, and landscaping remaining fully subject to review in accordance with applicable zoning and land development ordinance regulations at time of land development application and review.

The Planning Condition would also recommend that the applicant be allowed to increase the impervious coverage to 73% only if the Board of Supervisors wants and requires the

applicant to install sidewalks to allow pedestrians to access the crosswalk across Route 401 between the applicant's properties and the Township Park or Anselma Mill

The Planning Commission also recommends the grant of the two noted waivers from the SALDO requirements for buffers for parking areas (to allow the buffer between the Tract C parking and Conestoga Road to be less than thirty feet wide) and for the landscaped islands every 10 spaces (where islands are placed at every 12 spaces in locations noted on the plans) due to space constraints, provided that the landscaping plan for required screening and buffers shall remain subject to further review and approval at land development.

The motion was seconded by the Chair and unanimously adopted.

The meeting was adjourned at 8:44 P.M. upon motion of Mr. Normoyle which was seconded by Mr. Dinan.