

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: December 3, 2018 7:00 PM

ATTENDANCE:

Members: Joseph Lyons, Chairman
Linda Brown, Vice Chairman
Stephen Engle, Secretary
Mark Compton, Member

Staff: Sharyn Young, Penn Township
Barbara Grable, Penn Township

Others: Alex Piehl, RGS Associates
Jonathan Hollinger, PVRC
Shannon Martin, Penryn Fire Co. Fire Chief
Richard Landis, Supervisor
Fred, Hammond, resident

Joseph Lyons called the meeting to order and led the Pledge of Allegiance at 7:00 p.m.

Approval of Minutes – November 13, 2018

Motion was made by Brown and seconded by Engle to approve the minutes of November 13, 2018 meeting as written. Motion passed unanimously.

Action Items

Pleasant View Retirement Community (PRVC) Apartment Expansion Land Development Plan, Project No. 18-004

The applicant proposes to construct two new 18-unit residential apartment buildings on the main campus at 544 North Penryn Road, along with associated infrastructure, stormwater management facilities, and utilities. Conditional use approval of the project was granted by the Board of Supervisors on October 22. The property is located in the T-5R Residential TND Zoning District.

Alex Piehl gave brief overview of the project. Project is now in the land development stage. Elevation of the retaining wall between the two buildings will be approximately 12 feet. Access drive has been reconfigured on the drawings to accommodate access of fire and EMS equipment.

Significant discussion ensued regarding the existing water plant, fire hydrants and sprinkler systems on the property. Reese Engineering is conducting an analysis of the existing conditions and plans to make recommendations as to how to correct current issues and prepare for upcoming project needs. Items of concern raised by the Penryn Co. Fire Chief include fire hydrants robbing the sprinkler systems of water in the event of a fire and the dry hydrant that currently does not work. PRVC would like to remove both the existing water tank and smaller pipes and replace with an 8" pipe to connect to 8" piping throughout the community.

Department of Health conducts an inspection every few years on the health and safety of the community. Fire suppression and sprinkler systems are a part of this inspection. The Department of Health is not likely to approve or renew their inspection of the water system until this situation has been addressed. PVRC assures that this will be addressed prior to the new apartment buildings being occupied.

Motion was made by Compton to approve the project contingent upon review letters from Township Staff, Township Engineer, Township Solicitor, NWLCA, LCPC, and Fire Co. Motion seconded by Brown. Motion passed unanimously.

New Business/Discussion Items

1. Zoning Hearing Board Agenda for December 12

- A. Case #904 – South Banque Farm, LLC (c/o Mark Kreider), applicant. The applicant requests a variance from Section 27-209.1 pertaining to maximum lot coverage, and Section 27-310.12 pertaining minimum required parking for automobile sales facilities. The property is located at 710 Lancaster Road in the T-5C Commercial TND Zoning District.

- B. Case #905 – Wendy Flichman, applicant, Penn Towne Center, LLC, owner. The applicant requests a variance from Section 27-313.3.B.(2)(d) limiting the square footage of wall signs in planned business and shopping centers. The property is located at 1223 Lancaster Road, Suite 110, in the T-5C Commercial TND Zoning District.

There was no opposition to either pending ZHB case.

Other business

In an e-mail to staff, Rich Whitehouse announced his resignation to the Planning Commission. He will conclude his term of service on December 31, 2018. Richard will be starting the police academy in February.

Adjournment

Motion was made by Brown and seconded by Compton to adjourn the meeting at approximately 8:05 p.m. Motion passed unanimously.

Respectfully Submitted,
Barbara Grable