



ORIGINAL

Planning Commission Workshop Minutes

Wednesday, April 17, 2019

Present: Chris Coliukos (Chair), Rob Bernstine (Staff), Tonya Lockwood (Staff), Lee Adams, Bill Staker, Chris Haley, Rick Webster, Rob McLarnon

Absent:

Chair Chris Coliukos called the meeting to order at 6:29 pm, followed by the Pledge of Allegiance to the Flag of the United States of America.

Announcements:

Easter Egg Hunt went well.

Prior Business:

Schaefer's Biddle Street Parking Lot Concept Review – 125 Spaces

Plans came before the Town roughly a year ago. It will follow the Category 1 Site Plan Review timeline.

Rob has had 2 Preliminary Reviews in which the developer agreed with him to hold off on his submittal until after the CDO was updated. Met for second time roughly a month ago and came to some agreements. Lots will need to be consolidated to make the parking lot comply with our CDO. The Town would like a deed restriction that guarantees 1.47 acres of open space somewhere on the large parcel and another to state that the consolidated lots between Bank and Biddle will only be residential.

PC would like to see the open space plan and the route from the parking lot to the restaurant at the preliminary review. Town requested a sidewalk to Biddle from lot and then form a partnership to continue sidewalk down Jackson Street and to restaurant. Town would maintain sidewalk once complete.

Town will request the Stormwater issue on the West Side of the lot be address.

Critical Area Permit and County Stormwater Approval will need to be submitted.

Any Signage proposed needs to be placed on the site plan drawing.

Existing Residential Driveways on Biddle Street should be shown.

PC would like a parking schedule for restaurant.

Lighting plan will be updated for preliminary plan submittal.

Landscape architect, Joanne, was happy with the plant choices. PC would like her or another architect, to do an official review of the landscaping plan.

Need plantings on the east side island with only a light placed on it.

Should probably place the 5 required ADA spaces at the restaurant not at the satellite parking lot. Again, PC needs a parking schedule to help determine the number of ADA spaced required for the restaurant.

A fence separating the Bio Retention Area from the pedestrians would be recommended.

No curbing is proposed for the project. However, it is required in Section 6.2.3D1.

Carpenter Engineering will be asking for curbing waivers to allow stormwater to flow. PC suggested curb cuts.

PC would like the larger plans.

Open Planning Commission Position

George Still is the Planning Commission's recommendation for filling the Open Seat.

Fee Schedule

See Attached

PC made a few recommendations but will continue to review and discuss at the May 1 Meeting.

New Business:

Electronic Sign Ordinance from East Fallowfield Township

Push to next workshop

Code Enforcement Officer Ordinance from East Fallowfield Township

Push to next workshop

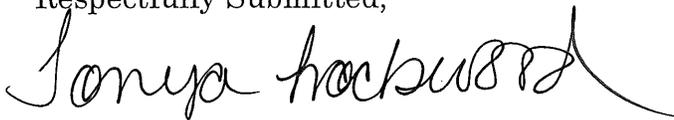
Northside Bank Street Parking Lot

Town is not required to be reviewed for landscape plans only capital improvements. However, Rob feels the Town should comply with new ordinance. The Town is currently improving the buffer yard and overall look of this location.

Adjourn:

Chris Coliukos adjourned the meeting at 8:29 pm.

Respectfully Submitted,



Tonya Lockwood



Chris Coliukos, Chair