

**Planning Commission
Minutes
July 11, 2016
7:30 PM**

Present:

Patricia Younce
Joseph Vavra
Edward Buonocore
Mike Jayes
Nancy Becker
Matt Chartrand

Absent:

Brett MacKay
Rich Marino

Staff:

Carolyn McKelvie, Asst. Zoning & Planning Officer
Jennifer Guckin, Director of Community Development and Code Enforcement
Mary Stover, Township Engineer

Approval of the June 2016 Minutes

Mr. Vavra made a motion to approve the June 2016 minutes with changes. Mr. Chartrand seconded the motion. All were in favor with Ms. Becker and Ms. Younce abstaining.

New Business

Towamencin Senior Living Facility, Land Development #SLD 806

Presentation was made by Michael Yanoff, Esquire and Greg Elmore, Daniel Roach Architects, for a senior living facility. The review letters and Assisted Living presentation were given and the following were covered in the presentation:

- History & background of Wegman's Senior Living
- Community Service and the services provided 24 hour service was mentioned
- Health care services/transportation
- Pets welcome
- Licensed facility
- Smoke Alarms and safety and security features
- Amenities, etc.

A floor plan as well as a site plan was reviewed.

Mr. Buonocore asked if this is private pay or if Medicare was accepted. They explained that this is private pay.

Mr. John Anderson from Cornerstone Consulting presented a slide show of the how the site looks currently and how it will coordinate with what is already developed there by Philadelphia

Suburban Development Company. He explained that there are 3 lots of 3 acres and they plan to develop 2 lots and Philadelphia Suburban Development Company will keep the third lot. Wegmans will purchase the 2 lots, not lease them.

Mr. Anderson went over the building square footage, the height of 3 stories and showed parking and open space areas on a slide show. He explained there are 75 parking spaces provided and none will be on the street parking.

CKS indicated a shared access point and Mr. Anderson stated that they feel they can do this and only have one curb cut.

Truck traffic and storm water management was discussed and shown on the presentation.

Mr. Anderson stated that they fully intend to comply with all landscaping requirements. The lighting they are considering is slightly different than the existing lighting on the street. They would like to provide more of a down-lighting with LED shoe box style which they feel is a better quality of lighting.

Ms. Younce asked if we would be able to see the different lights.

Mr. Anderson stated that, yes; the lighting will be able to be seen; such as the pole and the fixture. Then the poles will be more hidden as the landscaping matures.

Ms. Younce asked if this would affect the aesthetics and Mr. Anderson stated he did not feel it would. Their goal is to not make it so bright. CKS review letter was discussed and they stated that they realize they need to revise some issues.

Fencing in the interior courtyard, the issue of memory care portion and the height of 8 feet in that area was discussed.

Ms. Becker asked if the memory building is going to be approved for Medicare/Medicaid. She stated that the county has displaced many people when there is an insurance issue.

Mr. Elmore stated that they will open the building as a private pay. It will meet all standards for Medicare in design and structure. It will not open as Medicare/Medicaid. It will be private pay and he explained how their care goes and how it is not the same as skilled nursing.

Mr. Anderson went over the truck issue on Towamencin Avenue. He stated that their delivery trucks would be coming 1 to 2 times per week as well as the trash hauler.

Mr. Jayes asked if there were going to be traffic studies and Mr. Anderson stated yes, line of sight are in the traffic studies, as well as for the truck use.

Ms. Younce stated that the engineers would be getting together to go over some of the issues and Mr. Anderson said yes.

Mr. Chartrand asked if there would be a barrier between the 2 properties, he stated there are some issues for the engineers to work out and the lighting needs to be discussed. He likes the proposed lighting and feels it is more appropriate as opposed to what is there now.

Ms. Younce asked if they could go over the points they disagree with in the review letter.

Mr. Anderson stated that they are prepared to comply with most of the review letter. They will clarify some of the issues. They will get rid of things such as the courtyard as open space and a transportation plan will be resubmitted. They will comply with buffering and the amenities. They have not decided on "public art" and may put money in escrow for it to be allocated later. They will go over the set back and Right of Way issues with staff and the engineers and prepare to ask for a Waiver if needed.

Mr. Buonocore asked about the number of beds per acre and the size of the lot.

Mr. Anderson stated to keep in mind that subdividing these lots and the size of the lot is determined and both parties enter into the application and then there are 3 simple lots.

Mr. Jayes asked if the minimum lot area of 5 acres is required and Mr. Anderson said yes and if needed, they will re-design it or go to the Zoning Hearing Board for a variance.

Mr. Chartrand stated that the 80' Right of Way will impact them and Mr. Anderson stated yes, it is actually 88' and showed where they could increase the lot to 5 acres if needed.

Mr. Anderson stated that they would love a recommendation but we have some key issues to resolve and plan to come back with those items resolved.

Mr. Chartrand stated he thinks it will fit nicely and will be low impact.

Mr. Jayes stated the same and more information needs to be gathered.

Mr. Anderson stated they will revise and resubmit.

Ms. Younce asked about fire apparatus and making sure it would fit on the interior road.

Mr. Elmore stated that all fire code and apparatus access was considered and he showed how they can reach all parts of the building.

Ms. Guckin stated that Keystone Municipal Services is reviewing the drawings and will write up a review letter. Mr. Elmore stated that the building will be fully equipped with a sprinkler system and is non-combustible.

Ms. Younce asked if was any other business to discuss and there was none. Mr. Vavra made a motion to adjourn the meeting at 8:46 PM and Ms. Becker seconded.

Respectfully submitted,



Carolyn McKelvie
Asst. Zoning & Planning Officer

CM/dh