



Township of Marple
Planning Commission
August 25, 2022

1. Pledge of Allegiance

Chairperson Nick Siano led the room for the Pledge of Allegiance.

2. Roll Call: Chairperson Nick Siano, Joe Morgan, Michael Gowdy, Dave Dezzi, Bridget Gillen, Township Engineer; Joseph Romano, Director of Code and Edna Cook, Asst. to Director of Code were present. Tom Tobin, Mike Noonan and Jack Savage had excused absences.

3. A motion was given to approve the minutes from the Planning Meeting held on July 28, 2022 by Michael Gowdy and seconded by Dave Dezzi.

4. Preliminary/Final Land Development Plan for Pacifico Ford at 2701 West Chester Pike. Pacifico Ford Proposes to build a new Lincoln Show Room at this location. Dennis O’Neill, P.E. will represent the applicant.

Michael Pacifico

Simple business move. This will be to expand the showroom for the Lincoln Brand. Service will be at the facility down the street. Will have pick up and drop off service. Certified pre-owned and new vehicles only.

Dennis O’Neill, P.E.

1.4 acre site on the corner of Malin Rd. and West Chester Pike and is in R3 Zoning District. Existing building is currently being demolished. Approved by ZHB for Impervious coverage, interior landscaping and having a showroom in a residential zoning district. Site will have Lincoln Showroom along with 15 parking spaces for customers, 15 spaces for employees, 6 electric car charging stations and 11/12 transient parking spaces. Proposing 2 large infiltration systems according to Marple’s ordinance. Limited sign proposed. 6’high fence along E. Garden, tree replacement along Malin Road. DC Planning suggested to speak with neighbors regarding planting shrubs along fence line, width of opening off of West Chester Pike. Malin Road opening will remain the same. Curb Cuts/sidewalks will be worked out with PennDOT. Will need relief with parking. Can comply with Engineer’s letter dated August 23, 2022.

Bridget Gillen, Township Engineer

10’ setback for off street parking and the two way aisle width needs to be 24’ to allow for maneuverability are zoning issues. Will need to discuss with Joe Romano, Zoning Officer.

Dennis O’Neill, P.E.

Will try to address these issues without going back to zoning. We eliminate the parallel parking spaces which will give us the 24’ aisle. With reference to the setback comment, those spaces are for storage not considered parking. Not for customer or employee parking, these spaces are just for vehicles that are for sale.

Board Comments/Questions

Joe Morgan

How many vehicles will be in the showroom? 6

Nick Siano

How many customer spots? 15

Will the charging stations be open 24 Hrs?

Audience

Peter Mylonas, LLC

Explains how charging stations work.

Welcome Lincoln as a neighbor.

What type of shrubs will buffer lot line? Low lying shrubs.

What about the transformer? Will be underground.

What about the Oil? It will be captured within the building.

Joe Romano, Director of Code

Will the charging stations be open to the public? No

On a Motion by Michael Gowdy and seconded by Joe Morgan to approve the Preliminary/Final Land Development Plan for Pacifico Ford at 2701 West Chester Pike with the condition that the applicant meet all comments in the Engineer’s letter dated August 23, 2022 and also meet with the Zoning Officer to discuss any further zoning issues. Unanimous Approval.

Minutes taken by: _____

Edna M. Cook