



Township of Marple
Planning Commission
October 26, 2023

1. Pledge of Allegiance

Vice Chair Matthew Gowdy led the room for the Pledge of Allegiance.

2. Roll Call: Vice Chair Michael Gowdy, Nick Siano, Dan Frank, Dave Dezzi, Joseph Romano, Edna Cook and Township Engineer Bridget Gillen. Joe Morgan and Mike Noonan had an excused absence.

3. Approval of Minutes – a Motion was given by Nick Siano and seconded by Dave Dezzi to approve the minutes from August 24, 2023. Unanimous Approval

4. Logan-Videon Funeral Home/Bill Logan, Sole Member of Yeadon Properties – 2001 Sproul Road, Preliminary Land Development/Subdivision Plan. Ernie Angelos, Esq. and Robert Linn, AIA are representing Yeadon Properties. We are asking to have two lots become one lot with a total of 2.7 acres. This property fronts two main streets, Sproul Road and Lawrence Road. Most of this land is in R1 with a portion in RC.

Robert Linn, AIA

Along with the reverse subdivision we are proposing to add two additions with a total of 4,787 sq.ft. with on-site parking and stormwater management. Will comply with the Engineer's Letter dated October 24, 2023. Relief is needed because this property is in a residential zoning district. Meets all setback requirements. The existing building has been a Funeral Home since 1957 with entrances on both streets. The parking lot can hold 78 vehicles which will include 4 ADA parking spaces. The proposed additions will include a new vestibule and an addition on the left side continuing to the rear of the building. The larger addition will be a banquet facility for after funeral luncheons. Warming kitchen only. Will bring in caterers. We will hire someone to direct traffic when exiting the funeral home onto Paxon Hollow Road.

Board

Nick Siano – Are you changing out the stone on the building? **No, we will not remove the stone.**
Will you rent the banquet facility out? **No.**

Matt Gowdy – Are you willing to move forward with a motion tonight and the Board will waive this meeting to be a Preliminary/Final? **Yes**

Motion: A Motion was made by Nick Siano and seconded by Dan Frank to recommend approval of the Preliminary/Final Subdivision of Videon Funeral Home/Bill Logan, Sole Member of Yeadon Properties located at 2001 Sproul Road with the condition that the applicant address all comments in the Township Engineer's letter dated October 24, 2023. Unanimous Decision.

Minutes taken by Edna M. Cook:


Asst. to Dir. of Code/Zoning