



Township of Marple
227 South Sproul Road
Broomall, PA 19008

PLANNING COMMISSION

April 9, 2015

1. **Pledge of Allegiance**
Chairperson Tim Moore led the room in the Pledge of Allegiance.
2. **Roll Call**
Chairperson Tim Moore, Board Members Paricia Fanelli, Tom Tobin, Pat Henigan, Commissioner Jan Ceton, Commissioner Joe Rufo, Township Engineer Joe Mastronardo, Director of Code Enforcement Joe Romano and Code Secretary Edna Cook.
3. **Approval of Minutes – January 8, 2015.**
On a Motion by Tom Tobin and 2nd by Pat Henigan to approve the minutes from January 8, 2015. Motion approved – Unanimous.
- 4.. **Sketch Plan – Moreland Development, LLC – 2200 West Chester Pike – Star Bucks Drive Thru.** Representing Moreland Development is Bill Owen and Ms. Piscelli. Property originally housed a building which burnt down in 2006. The Township signed a Settlement Agreement with the land owner in 2010 stipulating the requirements for redevelopment of this site. Moreland Development proposes to construct a restaurant with a drive thru window. An entrance to this site will be on West Chester Pike (right in and right out) and on S. New Ardmore Road. The Drive thru lane will start at the rear of the building and be able to stack 8 to 10 cars and then exit onto West Chester Pike. There will be 29 parking spaces. Need to go to Zoning for Drive thru and for free standing sign. Will address all comments in Engineer's letter dated 3/31/15. The grade of the property will change. We will meet all buffer requirements and add a 6' fence along with shrubs. Hours will be from 6:00 a.m. to about 10:00/11:00 p.m. We will only improve the area within our property lines. There is no agreement with PECO as far as taking care of the easement. Traffic Study not done as of yet. This is the initial step and if we are approved for a drive thru then we will continue with this project.

Audience/Residents

Main concerns were with traffic, noise, especially noise from deliveries and from giving your order in drive thru lane and residents do not like the idea of a drive thru.

Joe Mastronardo, Township Engineer

We can work with Moreland Development to expand the scope of the traffic study.

Pat Fanelli

The Planning Commission will table an opinion until a complete traffic study is done.

5. **Zoning Map Change and Text Amendment- Marple Associates.** Representing Marple Associates are Joseph Damico, Jr. Esq. of Petrikin, Wellman, Damico, Brown & Petrosa., Neil Camens, Chester Valley Engineers and Kaitlyn Miceli of Riley Riper Hollin & Colagreco. The Traffic Engineer was unable to attend tonight's meeting. The applicant proposes to rezone an existing tract of land (30+ acres) which is currently zoned O-1 Office and R-1 Residential to a new Highway Interchange Zoning District. This Zoning District would be a mixed use district with retail and office without congesting Township Roads and will be built in stages. Highway Interchange Zoning District will be a unique district which will provide a variety of uses. This will be less developed than originally proposed many years ago. The applicant has purchased 4 properties on Vassar Road so this tract can have access to West Chester Pike. Have received PennDot approval for change of traffic flow from Blue Route exit going south and along West Chester Pike. Currently waiting for PennDot approval to possibly add a traffic light at the intersection of Lawrence Road and Langford Run Road to help ease traffic flow along Lawrence Road. Six signals will be censored along West Chester Pike to help improve traffic flow which has been approved by PennDot. There will be an 80 ft. buffer to Vassar Road and 6.7 acres of green space (Conservative easement). Giant will be approximately 80,000 to 90,000 sq.ft.

Audience/Residents

Residents from Ferguson, Sussex, Vassar, Gabrielle, Anthony, Laurel and Cypress all have concerns regarding traffic, noise, lights and property values. Also concerned about when deliveries will be made and very concerned that a gas station is proposed. Residents on Vassar Road also concerned about the type of buffer between residents and the future development of this tract.

Joe Mastronardo, Township Engineer

The Traffic Study does take into account the possible development of Star Bucks and the Giant tract and also looks forward to future development.

Pat Fanelli

Although there are no major objections, the Board does have concerns. The Board will defer its opinion and highly recommends that the Board of Commissioners and the Township Solicitor evaluate and look at this change to make sure it will not affect further development at other locations.

Move to adjourn by Pat Henigan and 2nd by Tom Tobin.

Minutes taken by: *Edna M. Cook*
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