

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – AUGUST 22, 2016

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on August 22, 2016. Chairman Tracey called the meeting to order at 7:40 p.m.

Those present:

Planning Commission: John Tracey, Chair
 Dawn DiDonato-Burke, Vice Chair
 Charles Halboth, Member

Others: Steve Ware, Keystone Municipal Services
 David Truelove, Township Solicitor
 Maryellen Saylor, Township Engineer
 Phil Worsta, Township Traffic Engineer

Absent: Chad Wallace, Planning Commission Secretary
 Judi Reiss, Supervisor Liaison

APPROVAL OF MINUTES FROM JULY 11, 2016 MEETING

Mr. Tracey stated the Solicitor has advised that even though Ms. Burke was not present at the meeting held on July 11, 2016 the Commission can still vote on the Minutes since Mr. Wallace as the Secretary had reviewed and approved them. Mr. Truelove stated even though Ms. Burke was not in attendance, she can rely on the other members if they indicate that the Minutes are accurate; and she is not required to abstain.

Mr. Halboth moved, Mr. Tracey seconded and it was unanimously carried to approve the July 11, 2016 as written.

DISCUSSION AND RECOMMENDATION OF SPECIAL EXCEPTION FOR ARTIS SENIOR LIVING

Mr. Edward Murphy, attorney, was present with Mr. Eric Britz, Bohler Engineering. Mr. Murphy stated the Township's Ordinance requires any Special Exception Application to be reviewed by the Planning Commission before it is presented to the Zoning Hearing Board. Mr. Murphy stated in the winter and spring they had a number of informal public discussions with both the Planning Commission and the Board of Supervisors about the re-development of this property which is slightly

over five and a quarter acres. He stated it is comprised of four different Tax Parcels owned by three different owners. Mr. Murphy stated today the property has several single-family homes on it as well as a small corn field at the point where Stony Hill Road meets I-95.

Mr. Murphy stated what is proposed for the re-development is a single-story, seventy-two bed memory care facility with forty-three parking spaces provided. He stated there is a walking trail that surrounds the buildings, and there are several detention basins. He stated they propose two points of ingress and egress on Stony Hill Road. He stated an earlier iteration of the Plan had only one; however, since Mr. Worsta's office has come on board as the Township's traffic consultant, they have looked at the Plan and recommended that the Applicant go back to an earlier sketch that had two points of ingress and egress on Stony Hill Road.

Mr. Murphy stated they have made a number of revisions over the last six months that addressed some concerns that certain members of the Supervisors had about the earlier sketches; and once they had a Plan everyone seemed to support, it was then that they moved forward to make an Application to the Zoning Hearing Board which is scheduled to be heard on September 6.

Mr. Murphy stated the Special Exception is for a nursing home use in the R-1 Zoning District, and the use requires a minimum of five acres which they have when all the parcels are assembled together. He stated there are also a number of Variances required. He stated they are seeking relief to increase the amount of the impervious from the allowable 17% to 20% which is less than what was shown in earlier Applications. Mr. Murphy stated they have introduced a porous paving component; and because of the ratio between impervious and porous paving used which cannot exceed 1.25, they need relief. Mr. Murphy stated they are at 1.4. Mr. Truelove stated this is part of the Low Impact Development Ordinance.

Mr. Murphy stated there are some isolated trees around the existing single-family homes, and they are not proposing to preserve any of them; and to the extent that they are considered to be "woodlands," they are asking for relief to disturb them.

Mr. Murphy stated the last item of relief involves I-95. He showed one corner of the proposed building which is 43' to the edge of the right-of-way of I-95; however, they are 110' away from the edge of the traveled portion of the roadway. He stated there is also a grade change as well as trees that will be planted to provide even more buffer. He stated they were able to shift the building away to provide a little more distance compared to some of the earlier Sketches.

Mr. Murphy stated the Planning Commission will see these Plans again once they get to the Land Development stage assuming they get through the Zoning Hearing Board.

Mr. Worsta stated he reported to the Board of Supervisors at one of their meetings that this will be a low trip generator with ten morning trips, sixteen p.m. peak hour trips, and twenty-four Saturday trips. He stated traffic is not an issue, and the issue is access; and the access as proposed is perfectly acceptable. Mr. Murphy stated an earlier Sketch showed a single point of access, and Mr. Worsta's office recommended that they go back to an even earlier Sketch that showed two. Mr. Worsta stated at the current time you can make a right in and flow through the driveway. Mr. Murphy showed the location of a "pork chop" on the Plan, and there would be no left turn in at this location. Mr. Worsta stated the entrance on the right will be a full access with left turns allowed, and this is across from the greenhouse driveway.

Mr. Worsta stated this is the gateway to what the Township would like to see with regard to Edgewood Village. He stated he discussed with the Applicant incorporating some sort of traffic calming so people have an understanding that they are coming into Edgewood Village rather than "flying" over I-95. He stated they need to let drivers know that they are coming into something different from what they would normally expect on a road that comes from five lanes on Stony Hill, a big road going over I-95, and then you are in Edgewood Village. He stated the Applicant will work with the Township engineer and PennDOT to determine what they can do along the roadway frontage to slow drivers down and let them know they are coming into Edgewood Village. He stated this may be gateway signage, roadside features, medians, etc.; although they are not sure what it will be yet. Mr. Worsta stated they will handle this during the Land Development process and bring PennDOT in.

Mr. Worsta stated on the left side of the Plan which is I-95 as you approach Stony Hill Road, it is 45 miles per hour, but the other side is 35 miles per hour. Mr. Worsta stated they plan to petition PennDOT to reduce the speed limit on the smaller section of Stony Hill Road where it is 45 miles per hour until the point where it turns off to go to the By-Pass.

Mr. Worsta stated he has met with PennDOT regarding Edgewood Village and what the Township is trying to with regard to parking, pedestrians, etc.; and PennDOT is 100% on board so he does not feel they will have any issues with PennDOT. He stated he has not yet discussed the speed limit change with the Chief of Police.

Ms. Burke stated she was having difficulty picturing where the property is located, and this was reviewed for her on the Plan.

Mr. Truelove stated as Mr. Murphy noted earlier, assuming they get through the Special Exception phase and are approved, this will come back to the Planning Commission for Land Development evaluation. He stated for tonight the Planning Commission is only looking at the Special Exception standards under Section 200-98 which confers this authority on the Planning Commission.

Mr. Murphy stated they feel this will be a good ratable for the Township for a difficult piece of property and will be a low-impact use.

Mr. Truelove noted the standards under Section 200-98, and he stated the Zoning Hearing Board needs to receive and consider an advisory report from the Planning Commission with respect to location of the use in relation to the needs and growth pattern of the area and, where appropriate, with reference to the adequacy of the site area and arrangement of buildings, driveways, parking areas, off-street truck loading spaces, which he stated does not apply here, and other pertinent features of the Site Plan.

Ms. Saylor stated with regard to the Variances, she is coming up with more impervious surface than they are indicating; but she can review this with the Applicant's engineer prior to the Zoning Hearing Board meeting.

Mr. Halboth moved, Ms. Burke seconded and it was unanimously carried to recommend the Special Exception Application submitted by the Applicant in anticipation of the Zoning Hearing Board Hearing of 9/6/16.

There being no further business, Mr. Halboth moved, Ms. Burke seconded and it was unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

John Tracey, Chair