

North Coventry Township Planning Commission
December 16, 2009
Meeting Minutes

The December 16, 2009 meeting of the North Coventry Township Planning Commission was called to order by Jay Kline at 7:10 p.m. The meeting commenced with the Pledge of Allegiance to the Flag. Members in attendance: Jay Kline, Dennis Gallino, William Gardiner and Pat Washburn. Robyn Seto and David Mariano were both absent. Also in attendance were: Ed Latshaw, P.E., Township Engineer, Kevin Hennessey, Township Manager, Chris Washburn, Chairman of Open Space Review Board, Spencer Claypoole, Chairman of the Historical Commission and Carol Gilligan, Recording Secretary.

The draft of the October 21, 2009 meeting minutes was submitted for approval. There was no meeting in November. **W. Gardiner moved to approve the meeting minutes as submitted.** P. Washburn seconded the motion. Motion carried with a unanimous approval by Planning Commission members.

APPLICATIONS:

Caribou Development - Sketch Plan

Douglas Stewart, Land Planner, Kevin J. Silverang, Attorney, Steven B. Atlass, Chairman of Hyperion Bank, Dr. Randy Yucha of Yucha Chiropractic Health Center and Adam J. Brower, Project Engineer with Edward B. Walsh & Associates, Inc. represented this project as a development team. The Caribou Development is a 17-acre parcel of land, west of Route 100 in between Temple Road and Hoffecker Road. It is zoned C4 Neighborhood Commercial. The proposed plan would be for a medical office complex in a campus like setting consisting of three buildings, two or three stories high, totaling 166,000 square feet and having approximately 800 parking spaces. The southern end of the property contains wetlands and no disturbance is proposed in the wetlands or wetland margins.

There were several issues of concern that were discussed: zoning requirements, woodlands disturbances, stormwater control, and traffic and safety concerns, especially the left hand turn out of the property onto Route 100. P. Washburn questioned the type of medical facility, would it be affiliated with the local hospitals and if they considered a pharmacy as a tenant. Dr. Randy Yucha would move his practice to this location and hoped that other medical specialists and services would also be attracted to this new medical complex. The Commission pointed out that the maximum permitted building coverage in the C-4 District was 15,000 sq ft per lot and the maximum permitted woodland disturbance was 35%. Adam Brower estimated that the proposed woodland disturbance was 65%. Ed Latshaw asked about compliance with the Gateway Plan. He suggested that they provide a by-right sketch plan as a comparison to help narrow the issues that would require zoning relief and obtain a Army Corps Jurisdictional Determination to verify the wetlands boundary. J. Kline stated that he felt that the proposed development should be reduced in size and intensity to comply with the ordinances. There were no further comments.

Coventry Mall –Shops at Coventry

Mr. Mark E. Curcio, Senior Vice President of Stoltz Management Company presented before the Planning Commission. Mr. Michael Engle, Engineer of this project and Mr. Jeffrey Price, who oversees the Coventry Mall facility were also present to discuss their plans for the Coventry Mall project. There were several modifications proposed for this site. The approximate 40,000 square foot space vacated by Super Fresh will be replaced with an approximate 60,000 square foot facility. This would allow for a new supermarket chain to consider leasing the property. The second major proposal was moving the current

CVS Pharmacy to the pad site where the current Lone Star Restaurant sits. The third building proposed was an approximately 1,450 square foot fast food/coffee house/café type restaurant. It was reported that there would also be a drive thru service at the CVS and fast food restaurant. The proposed project was said to increase the mall facility by 10,360 square feet. Mr. Curcio reported that they are upgrading the lighting fixtures, adding and upgrading parking lot landscaping and incorporating additional stormwater controls within the area of disturbance. Mr. Curcio believed that there would be three ordinance reliefs necessary in order to complete this project. A variance to reduce the parking ratio from 5 spaces per 1,000 sq feet to 4.33 spaces per 1,000 sq feet. The second item requested would be a special exception for the proposed new fast food facility. Third, the setback for the new building does not comply.

P. Washburn mentioned that she would like to see all four walls of the pharmacy have consistent architectural design as referenced in the Gateway Plan. J. Kline expressed his concern about the traffic circulation patterns and felt that there would be conflicts along the loop road in the area of the main access to Rt 724. There was also a discussion regarding the building landscaping not meeting ordinance requirements. Mr. Curcio stated that he believed that the landscaping requirements could not be met and would attempt to redesign some of the traffic issues discussed. It was recommended that the Township assign a planning consultant to review the design and that the plan be separated into two phases. Phase 1 could be the Super Fresh site and new CVS pad site. Phase 2 could be the proposed fast food building. Mr. Curcio declined both suggestions due to added time and expense but offered to have his engineer attempt to make the requested changes. Mr. Engle stated that he would take another look at the landscaping and traffic circulation and submit revised plans by the end of the month. Hard copies will be given to Kevin Hennessey, as well as electronic copies to Mr. Latshaw and McMahon Assoc. There were no further comments.

ADMINISTRATION:

Extension Motion

Rosewarne/Miller Crossing has requested an extension until June 30, 2010. **P. Washburn moved to recommend to the Board of Supervisors the requested six month extension be granted.** D. Gallino seconded the motion; motion carried unanimously.

Ordinance Review

Temporary Shelter Ordinance was reviewed. There were seven changes that were made to the draft discussed at the last workshop meeting. **P. Washburn made a motion to recommend to the Board that they approve the ordinance as amended.** D. Gallino seconded the motion and motion carried unanimously.

Pottstown Metropolitan Regional Comprehensive Plan

As requested by the Board of Supervisors, the Commission reviewed the boundary changes to the Pottstown Metropolitan Regional Future Land Use Map as proposed by West & Upper Pottsgrove. The Commission had no comments regarding the proposed changes but noted that changes requested by North Coventry Township in 2007 were not included in the Future Land Use Map. **W. Gardiner made a motion to resubmit the North Coventry map changes to the Board of Supervisors and inquire about the disposition of the 2007 requested modifications.** P. Washburn seconds the motion; motion unanimously carried.

The Planning Commission Board welcomed Supervisor-Elect Spencer Claypoole to tonight's meeting. The Board offered their assistance in familiarizing Mr. Claypoole with pending planning projects.

ADJOURNMENT:

With no further business before the Commission, the meeting was adjourned at 9:38 p.m.

Respectfully submitted,

Carol Gilligan
Recording Secretary