

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 25, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Chris Gaumann, Member
Matt Heckendorn, Member
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

Also Present:

Lori Hanlon-Widdop, Assistant Township Manager
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:33pm.

**Item #1 Planned Community Shopping Center and Vehicle Fueling Facility-
Ordinance Amendment**

Amee Farrell, attorney for the applicant, spoke before the Board. Also present were David Crocket and Eric Mallory, the developers, Jen Walsh, the traffic engineer, and John Horneck, from Bowler Engineers.

The Board received a copy of the amended Ordinance. Some items addressed in the revised ordinance are enclosures for the garden center, stacking lanes at drive-thru facilities, and the requirement that free standing restaurants be permitted in the C-5 zoning district only as a Special Exception.

Some items further discussed with the Board were weight limits for vehicles using the fueling facility, restrictions on the retail sale of commodities at the fueling station, a limit of 100 sf of floor area on the size of the kiosk/service building at the fueling facility (based upon the definition of floor area in the zoning ordinance), the location of outside display areas for seasonal goods and products adjacent to principal buildings, the location and screening of the outdoor storage areas in the rear of the buildings, and building set-back requirements.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of the latest revisions to the Haverford Township Zoning Ordinance subject to the inclusion of the modifications discussed during the meeting, including the definition of a vehicle fueling facility, requirements for the size of delivery vehicle loading spaces and their maneuvering areas, and the references to the set-back and screening requirements for the outdoor storage areas.

Mr. Reardon seconded the Motion.
Roll call vote was taken.
MOTION PASSED UNANIMOUSLY.

Item #2 Comprehensive Plan

The Board received a copy of Section 6 of the current Township Comprehensive Plan regarding descriptions of existing neighborhoods. They were asked to review this section and make revisions to discuss at a later date.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the March 11, 2010 meeting.
Mr. Rhodes seconded the Motion.
Roll call vote was taken.
Motion passed with a vote of 5-0-1 with Mr. Heckendorn abstaining.

Mr. Russo made a motion to adjourn the meeting at 8:33pm.
Mr. Reardon seconded the Motion.
MOTION PASSED UNANIMOUSLY.