

SOLEBURY TOWNSHIP PLANNING COMMISSION

April 9, 2018

Minutes

Attendance: Dan Fest, Chris Caputo, TJ Francisco, Keith Deussing, Dan Moser, Jordan Yeager (Township Solicitor), Curt Genner (Township Engineer), Pankaj Jobanputra, Township Planner, Helen Tai (Supervisor Liaison) and Jean Weiss (Planning Commission Administrator).

Absent: Peter Brussock

I. Call to Order

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – March 12, 2018

Upon a Motion made by Keith Deussing, seconded by Dan Moser, the Solebury Township Planning Commission approved the March 12, 2018 meeting minutes.

III. Land Development Application (Pantera Realty, LLC Route 202 Spur (SR 202) TMP #41-028-067-003 (a.k.a. Riverview Land Development)

The applicant is proposing the construction of a banquet facility, retention of an existing residential structure for use as a “bridal suite” or reception house, and conversion of the existing barn structure for use as a restaurant.

Marc Kaplin, Attorney, Eric Clase, Gilmore & Associates, and Kevin Smith, Architect were present on behalf of the application.

Marc Kaplin gave a brief review of previous submissions and review letters from Wynn and Associates as well as Simone Collins.

Eric Clase gave a brief overview of the proposed project, existing building, new banquet facility and review of parking spaces.

Chris Caputo recalling previous discussion at the last Planning Commission Meeting that the plan was to be revised showing smaller spaces for parking as well as some larger spaces to accommodate the site.

Marc Kaplin stated that the spaces were calculated based on the ordinance.

Chris Caputo recalled that the need for smaller parking spaces (9' X 18') was to reduce impervious coverage of the site, that larger parking spaces (10' X 20') would reduce or even eliminate the green space.

Chris Caputo also recalled that while the Planning Commission was in favor of some smaller parking spaces, when the applicant was at the Board of Supervisors meeting they were not in favor of smaller parking spaces.

Eric Clase stated that there was only (1) one Board member that was not in favor.

Marc Kaplin stated that the only alternative would be to have all larger parking spaces which would be less green space and more impervious.

Jordan Yeager stated that the applicant could scale back the building size to accommodate the parking spaces.

Marc Kaplin stated that his client did not want to scale back the size of the building.

Keith Deussing asked if the applicant could go through the evolving use of the building.

Marc Kaplin stated that the building architecture is what was evolving not the use.

Dan Moser pointed out that most of the larger spaces are away from the banquet facility.

Eric Clase stated that they keep the larger spaces by the restaurant.

Kevin Smith went through before pictures of existing buildings and preliminary drawings of what the buildings will look like after construction.

Chris Caputo asked if the restaurant will be a separate venue open to the public.

Marc Kaplin stated that the restaurant will be a public venue.

Marc Kaplin stated that they have the elevations for the bridal suite and restaurant, but not for the banquet facility. The design team is in the early design phase and they are working on finalizing as soon as possible.

Marc Kaplin addressing road frontage improvements and discussion with the Township regarding a crosswalk linking the property to the existing trail system on River Road stated that he had discussed the concept with PennDot and the Traffic Engineer for liability reasons. The Traffic Engineer will not support the concept. This type of facility will not generate the need for crosswalk.

Curt Genner stated that the frontage improvements per the SALDO Ordinance leaves alternatives, which is where this concept came from.

Marc Kaplin stated that PennDot regulates state highway improvements i.e. sidewalks, curbs, stormwater facilities etc. they will not maintain these facilities. The fee in lieu of state highway improvements may be a legal issue that will have to be discussed.

Jordan Yeager stated that the letter submitted by Marc Kaplin regarding on-site and off-site improvements is under review by the Township.

Marc Kaplin stated that he was not able to locate any requirements in the township ordinance calling out on-site or off-site improvements as an alternative.

Curt Genner stated that there was some confusion as to exactly where the front property boundary lines are.

Keith Deussing questioned whether there was a traffic light proposed for the intersection of Route 202 and River Road.

Curt Genner stated that for the use proposed at the site does not warrant a traffic light at that intersection.

TJ Francisco asked about the hours of operation for the facilities, will one facility be operational and the other closed.

Marc Kaplin stated that each facility will be operational at the same time, that's why the parking facilities have been calculated individually.

Chari Caputo asked what the maximum occupancy would be for each facility.

Eric Clase stated that the banquet facility is 350 people and the restaurant is 100-120 people.

Chris Caputo commented that complete occupancy would be 500 people at one time. And asked how many total parking spaces to accommodate the entire site at one time.

Eric Clase stated that there were 250 parking spaces.

Chris Caputo asked how many larger spaces (10'X20').

Eric Clase stated that there were 28 larger spaces.

Keith Deussing asked where the limo parking is located on the site, and how would a fire truck get through the parking area.

Eric Clase stated that there is an area in the back of the site that would accommodate limo parking. It would be easy enough to add to the plan.

TJ Francisco asked how many banquet events could be accommodated at one time.

Kevin Smith stated that there could be two at a time.

Chris Caputo asked if the banquet facility has cooking facilities or will the food be prepared in the restaurant.

Marc Kaplin stated that the banquet facility will have a kitchen.

Curt Genner questioned why there are no sidewalks on the plans for access from the restaurant to the banquet facility.

Eric Clase stated that the site was not meant to have access from the restaurant to the banquet facility.

Curt Genner referencing the C. Robert Wynn review letter dated April 4, 2018 #18b. ADA compliance signage needs to be addressed.

Marc Kaplin stated that they will comply.

Keith Deussing referencing the C. Robert Wynn review letter dated April 4, 2018 #18d. Truck turning templates specifically pertaining to deliveries.

Marc Kaplin stated that they will restrict delivery times to avoid conflict with events.

TJ Francisco asked if a fire truck analysis had been done for during events.

Eric Clase stated that yes that analysis had been done.

TJ Francisco stated that he could not see how a fire truck could make the 90 degree turn through the facility during events when the parking lot would be full of cars.

Curt Genner stated that the truck turning template was shown on page 34 of the plans.

Keith Deussing stated that he a concern with safety issues in trying to get emergency vehicles through the site.

Eric Clase stated that accommodations can be made along the back of the site for larger parking spaces to give more space.

TJ Francisco asked what the steep slope ratio was.

Eric Clase stated that to reduce runoff it will be a 3 to 1 slope.

Curt Genner stated that it will be an improvement to the site from what is currently there.

TJ Francisco asked if you will be able to see the structures from Route 202.

Eric Clase stated that you will be able to see a small portion of the banquet facility.

Chris Caputo questioned the size of the storm pipes.

Eric Clase stated that you cannot have an 18 inch pipe coming out of a 12 inch intake.

TJ Francisco asked how many trees 6 inch in diameter or more will be disturbed.

Eric Clase stated that most of the trees on the site are scrub trees.

Marc Kaplin stated that if they cannot put any more trees on the site the applicant should not have to pay a fee in lieu for something that is impossible.

TJ Francisco suggested building a smaller facility.

Marc Kaplin stated that the road front improvements cannot be done if they have to pay a fee in lieu than they will.

Curt Genner asked Pankaj Jobanputra how many trees are the plans shy of.

Pankaj Jobanputra stated it is a significant amount of trees.

Marc Kaplin stated that he will take the fee in lieu for road frontage improvements and trees will be addressed with the Board of Supervisors.

Keith Deussing stated that he is not comfortable with the parking areas as it pertains to emergency vehicle access.

Eric Clase stated that the Fire Marshall has reviewed and approved the plans.

Keith Deussing asked what the width for drive through parking area is.

Curt Genner stated that it is 24 feet isle space.

Dan Fest suggested that no recommendations be made until the Fire Marshall has reviewed and signed off on the plans, as well as the fee in lieu addressed.

Marc Kaplin stated that he would give the Township a 30-day extension.

**IV. Land Development Preliminary/Final Plan Application
Acknowledgement (New Hope Oral Surgery) 6660 Old York Road
TMP#41-22-149**

The applicant is proposing the construction of a 3,481 sf medical office building and surgery center.

Chris Caputo acknowledged acceptance of the preliminary/final application and announced that it will be on the May 14, 2018 agenda for discussion.

V. Adjournment

Upon a Motion by Chris Caputo, seconded by Keith Deussing, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township