

**EDGMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
June 26, 2023**

This meeting will be held in person at the Edgmont Township Building, 1000 Gradyville Road Newtown Square, PA 19073. For those unable to attend in person, the meeting will also be broadcasted via the Zoom platform. Participants must register in advance of the meeting utilizing the following link:
https://us02web.zoom.us/webinar/register/WN_kvsookpdT8K3JJBkSJJynA

Planning Commission Work Session – 6:30 p.m.

- Agenda Items
- July Joint Work Session

1. Open Meeting & Pledge of Allegiance – 7:00 p.m.

2. Planning Commission Re-Organization

- 3. Public Comment:** Public Comment is limited to **2 minutes per participant** and will be stopped at that point. Please be concise. In the Zoom platform, the Q & A or Raise Hand function may be used to ask your question.

4. Consent Agenda

- a. Meeting Agenda Approval
- b. May 22, 2023, Regular Meeting Minutes

5. Manager’s Report

6. Old Business

- a. Endress & Hauser – o Landmark Drive Preliminary Subdivision & Land Development Plan

7. New Business

8. Upcoming/On-Going Applications & Expirations:

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1 st PC Mtg.	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/22	90 Days	Indefinite	6/27/22		
2	1890 Middletown Rd.	Land Development	Luke Ruch	12/15/2023	90 Days 2/22/23	7/31/23	1/18/23	3/27/23	
3	o Landmark Drive	Subdivision & Land Dev.	Endress+Hauser	3/24/2023	90 Days 7/15/23		4/17/23		
4	1833 & 1777 Middletown Rd.	Lot-Line Revision	Randy Bates	3/30/2023	90 Days 7/15/23		5/22/23	5/22/23	

8. Upcoming Meetings

a. Zoning Hearing Board

- June meeting cancelled due to lack of business.
- July 25, 2023, at 7:00 PM

b. Community Day Committee

- July 6, 2023, at 10:00 AM

c. Board of Supervisors

- July 11, 2023, at 7:30 PM, Work Session at 6:30 PM

d. Planning Commission

- July 24, 2023, at 7:00 PM, Work Session at 6:30 PM

e. Joint Work Session of the Planning Commission & the Board of Supervisors

- July 24, 2023, from 5:30-6:30 PM

9. Adjournment

Note: The meeting of the Edgmont Township Planning Commission is electronically recorded. The recording is maintained as part of the record of the meeting until the minutes are transcribed. The tapes are for the use of transcribing minutes only. Planning Commission meetings will commence promptly at 7:00 p.m. and adjourn no later than 10:00 p.m. (may be extended if necessary). All applicants should make their presentations as brief as possible, so that there is sufficient time for discussion within the time constraints.

EDGMONT TOWNSHIP PLANNING COMMISSION
MAY 22, 2023, REGULAR MEETING MINUTES

This meeting of the Edgmont Township Planning Commission was held at the Edgmont Township Building and streamed live via Zoom Webinar.

Work Session – Members of the Planning Commission, Planning Commission Solicitor, Township Engineer, Township Land Planner (via Zoom), Township Manager, and Assistant Township Manager attended an advertised work session at 6:30 p.m. Members discussed items on the agenda. No action was taken.

1. **Open Meeting & Pledge of Allegiance:** C. Miller called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. In attendance were Chip Miller, Chairman; Joseph Raspa, Vice Chairman; Tori Sheridan, Member; Ira Dunoff, Member; Stuart Rosenberg, Member; Hank Winchester, III, Alternate Member; Ellan Koopman, Esq., Planning Commission Solicitor; Michael Conrad, P.E., Township Engineer; Erin Gross, AICP, (via Zoom) Township Land Planner; Neil D. Vaughn, Township Manager; and Lacey Faber, Assistant Township Manager. There were eight (8) guests present in person and via Zoom.
2. **Public Comment:** There was no public comment.
3. **Consent Approval of Agenda and Meeting Minutes:** J. Raspa made a motion to approve the May 22, 2023, meeting agenda, the April 11, 2023, Joint Work Session meeting minutes, and the April 17, 2023, Regular Planning Commission meeting minutes as presented. T. Sheridan seconded the motion. There was no further discussion, and the motion passed unanimously.
4. **Manager's Report:** N. Vaughn presented the following items from his Manager's Report:
 - Edgmont Preserve: Permits and CO's continue to be processed and approved for the development. The Township continues to meet bi-monthly with all stakeholders.
 - Staff continue to monitor site issues with Yerkes and the Conservation District, working with the Developer to rectify any issues, including sediment build-up on the roadways.
 - Issues related to this is being worked through including the drainage issues along Aaron Court, conversion of Basin 19, and a sinkhole that has formed on Morris Street.
 - Runnymede Phase VII:
 - Construction continues at the site with periodic inspections. No major issues have been noted or reported to the Township.
 - The Sawgrass stormwater improvements are set to begin June 1st.
 - Walking trail construction has begun.
 - A temporary Use & Occupancy plan has been submitted and approved by the Township for occupancy of the business center and surrounding area by July.
 - 2023 Road Project: The 2023 Road Bid has been advertised in the Delaware County Times, at the Township Building and via our electronic media. A pre-bid meeting will be held on May 12th with all bids being due on May 26th. It would be the intention to award the bid at a special meeting of the Board on May 30th.
 - PECO
 - Work continues with the reliability upgrades within the Runnymede Development. This is to replace all underground conduit and cabling within the development, which has become unreliable, causing frequent outages. This work is expected to wrap up by the end of the Summer.
 - Public Works / Maintenance
 - Checked the roads following the rain events on April 28th – May 1st. We did not have any major issues.
 - The inlet filter bags have been installed on Forest Lane and have been checked during the heavy rains for functionality. These are operating as designed. This is part of the most recent Low Volume Road Grant award.

- Televising is scheduled for May 8th & 9th of the stormwater management pipes in the Okehocking, Deep Meadow, & Deer Run Developments; Runnymede Drive, Langton Lane, Valley Road, & Cold Springs Road. This is preventative to try and head off any aging infrastructure issues and budget for any potential replacement projects.
- Continued coordination meetings are held with staff, Neff Construction and Thornbury Township (Chester County).
- Planning / Zoning Applications:
 - White Horse Village: Extension in place for their current application. They are expecting to be back to the Planning Commission in the first half of 2023.
 - Save Edgmont Appeal: This application has been continued until October.

5. New Business:

a. Willistown Township Comprehensive Plan Update: E. Gross explained that the plan is consistent overall, but that Thomas Comitta Associates provided comments with regard to enhancing some of the definitions within the trails and recreation portion of the plan. N. Vaughn asked that the Planning Commission provide any feedback to staff by May 30th for submission to Willistown Township. No action was taken.

b. 1833 & 1777 Middletown Road – Lot Line Revision:

Applicant: Randolph Bates, Property Owner
Phillip Neill, Howell Surveying

P. Neill explained that the proposed application is a lot-line revision for business and insurance purposes. The property owner utilizes the portion of land being absorbed by 1833 Middletown Road in the proposed lot-line revision for activities on the farm. P. Neill asked for clarification as to whether the comments in the Yerkes review were applicable to both parcels, or only to the vacant 2-acre parcel that would be created as a result of the lot-line revision. M. Conrad confirmed that the comments were applicable to the vacant 2-acre parcel that would result from the lot-line revision. P. Neil and R. Bates stated they would comply with the review comments.

J. Raspa a motion to recommend approval of the Subdivision and Lot-Line Revision Application and plans, submitted by Randolph Bates, property owner of 1833 and 1777 Middletown Road, Glen Mills, PA 19342, including plans prepared by Howell Surveying, dated March 17, 2023, titled “PRELIMINARY/FINAL MINOR SUBDIVISION PLAN”, consisting of one (1) sheet, conditioned as follows:

- Applicant satisfactorily addressing the Yerkes Associates review dated April 28, 2023;
- Applicant satisfactorily preparing and submitting legal descriptions for the reconfigured Parcels for review and approval by the Township; and
- Applicants shall, in addition to providing paper copies, submit the final recorded Plan in electronic format acceptable to the Township.

S. Rosenberg seconded the motion. There was no further discussion, and the motion passed unanimously.

c. Tired Hands Brewing Company Pop-up Biergarten - Edgmont Country Square, Lot B1 – Conditional Use:

Applicant: Robert Berliner, Tired Hands Brewing Company
Paul de Botton, Property Owner

R. Berliner explained that Tired Hands Brewing Company would like to operate a pop-up biergarten on the open parcel at the Edgmont Square Shopping Center from the time they are

approved and can secure permits, until the end of October. They have run a Biergarten in Fishtown and have the infrastructure and experience. They plan to have a beer truck with a sitting area in the lower portion of the site, and a walking trail, which provides patrons access to enjoy the grassy picnic area on the upper portion of the site. They plan to do some light landscaping in picnic area and create a useable space for people to congregate, eat, and play outdoor games. The Planning Commission discussed the following items with the applicant:

- Traffic and egress – Concerns about traffic, egress and walking to the landscaped picnic area; and the potential for one egress at the bottom of the site adjacent to West Chester Pike. The applicant was agreeable.
- Existing stormwater management (SWM) basin – The need for the SWM basin to be properly maintained and inspected. P. de Botton stated he will perform maintenance on the SWM basin and have it inspected.
- Landscaping and plantings – The possibility of partnering with a local landscaper or nursery for landscaping, plantings, haybales, etc.
- Hours of operation – Including all potential hours of operation in the application.
- Music – If there are plans to have music, including music in their application.
- Special events – If there are plans to have any special events, including them in the application. The possibility of an Edgmont resident night.
- Serving cups and trash – R. Berliner explained that they use 16 oz. compostable cups and have dedicated staff responsible for monitoring the site.
- Number of people on site – R. Berliner explained they are not sure how many patrons they will be serving, but there are 125 parking spots, and they can hire staff as needed.
- Lighting and directional signs – Providing proper lighting and directional signs for traffic.
- Sitting area safety – R. Berliner explained the sitting areas will be fenced in, properly lit, and closed at dusk, unless there is a special event.
- Food – R. Berliner explained that QR codes will be provided for the restaurants in the shopping center to deliver take-out, and bring your own food is allowed.
- Emergency services – Connecting with local emergency services to make them aware of the business.

J. Raspa a motion to recommend approval of the Conditional Use Application **for Rob Berliner**, for the business of **Tired Hands Brewing Co. Biergarten** to operate at Edgmont Square Shopping Center, Parcel B-1 West Chester Pike, pursuant to Zoning Code Section 365-89.C(17), conditioned as follows:

- Conditioned on the Applicant satisfactorily addressing the Zoning review dated, May 18, 2023; and
- Conditioned on the property owner performing maintenance on and inspecting the stormwater management basin located on the parcel.

S. Rosenberg seconded the motion. There was no further discussion, and the motion passed unanimously.

6. Upcoming Applications:

	Location	Type	Applicant	Submission Date	Review Clock	Extension	1 st PC Mtg	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/22	90 Days	Indefinite	6/27/22		
2	1890 Middletown Rd.	Land Development	Luke Ruch	12/15/2023	90 Days 2/22/23	7/31/23	1/18/23	3/27/23	

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4	1833 & 1777 Middletown Rd.	Lot-Line Revision	Randy Bates	3/30/2023	90 Days 7/15/23		5/22/23		

7. Announcements:

a. Zoning Hearing Board:

- May 23, 2023, at 7:00 PM

b. Community Day Committee:

- June 1, 2023, at 10:00 AM

c. Board of Supervisors:

- May 30, 2023, at 6:30 PM, Special Meeting
- June 13, 2023, at 7:30 PM, Work Session at 6:30 PM, Regular Meeting

d. Planning Commission:

- June 26, 2023, at 7:00 PM, Work Session at 6:30 PM

8. Adjournment: At 8:12 p.m. S. Rosenberg made a motion to adjourn the meeting. I. Dunoff seconded the motion. There was no further discussion and the motion passed unanimously.

Respectfully submitted,

Lacey Faber
Planning Commission Secretary

