

**PLANNING COMMISSION MEETING MINUTES**  
**May 19, 2022**

**Members:** Chairman Steve Groff, Vice Chairman Garrett Weaver, Jim Nagle, and Matt Warfel.

**Staff:** Amanda Hickman, Assistant Township Manager; DeeDee McGuire, Township Manager; Geoff Beers, Township Supervisor; Kim Yepremian, Recording Secretary.

**Call to Order:** Chairman Steve Groff called the meeting to order at 7:02 pm with the Pledge of Allegiance.

**Minutes Approval:** Matt Warfel made a motion, seconded by Garrett Weaver, to approve the March 17, 2022 minutes. Motion passed 4-0.

**Public Comment:** none

**Willow Valley Crossroads Mavis Discount Tire - Special Exception:** Tim Harrison, on behalf of Willow Valley Associates, Inc., with Craig Smith of RGS Associates, presented the Willow Valley Crossroads Mavis Discount Tire and Tommy's Car Wash project. Jim Nagle is also an employee of Willow Valley Associates and so recused himself from the discussion.

The new construction of both businesses will be on the lease lot south of the Fulton bank. A car wash is permitted by right in the Commercial Highway zoning district, but an automobile repair garage requires a Special Exception by the Zoning Hearing Board. The Planning Commission will review the application for advisory comment only.

Tim started the presentation with a history and comparison between the original, May 2015 Crossroads sketch plan to an updated, November 2021 plan. The updated sketch contains approximately 40% less retail space, largely due to stormwater facility requirements that were not included in the initial planning phase. The benefit of the reduction in retail space is that there will be less traffic through the Crossroads, than was originally projected. The road improvements that were made during the initial development phase of the project may even have been over-engineered considering this large reduction in retail space. The Long Lane intersection was installed in 2016, during the construction of the Turkey Hill. The interior access drive connecting Willow Valley Drive to Long Lane was also installed. The entire width of this interior access drive will be expanded to a consistent width of 36-ft, as development is completed. One lease lot will remain after the tire center and car wash are completed.

Mavis Discount Tires and Tommy's Car Wash will share a 3.53-acre lease parcel, including a large PennDOT right-of-way and PPL electric utility easement, parking areas, and a stormwater management facility. Mavis will require a special exception for the use, although the majority of their services will consist of tire sales (75%) and tire installation, oil changes, brakes and rotor work, and inspection services. They will not be doing any engine repair or body work. A special exception for an auto repair garage will clear up any "gray area" over the intensity of use and also give Mavis an opportunity for a future expansion of use.

Mavis Tire is also seeking a special exception for the reduction of parking spaces - from a required 50 spaces to a minimum of 32 spaces. No Mavis stores have 50 spaces, and 32 spaces is generally the maximum.

Craig then discussed the wide PPL utility easement and the large PennDOT right-of-way that limit the site development. There will be major retaining walls necessary for grading a flat pad site, which will be revisited in the land development phase.

No variances will be needed – all subdivision and land development and zoning requirements will be met.

Tim provided a Statement of Operations from Mavis Discount Tire. No work will occur outside the building. No tires, parts or cars will be stored outside the building. Mavis has conducted noise studies that prove that the sound of the tools does not exceed the ambient noise levels of standard service roads.

**Discussions centered around:**

- 37 parking spaces are provided in the sketch plan for Mavis.
- the car wash will have its own parking area and spaces.
- confirmation from Tim that there will be no outdoor storage of vehicles.
- the only vehicles that will be parked outside will be vehicles dropped off overnight for next day servicing.

No formal action is required by the Planning Commission for this application.

**Community Development Report-** Amanda gave a status update on current projects:

**Willow Street Park** – Concept Plan discussion and the Main Street parking lot configuration.

- The park is old and will be redeveloped by the Township. Everything will be razed and reconstructed, including a basketball court, one consolidated playground, pickleball / tennis courts, pavilion, walking paths, internal parking, plus we will continue to maintain the little league tee-ball field.
- Diagonal parking which would allow for backing out into two-way traffic is not permitted, so a variance would be required for the proposed diagonal parking area on Main Street. Parallel parking would be permitted, but would reduce the number of spaces available. Increasing the number of internal parking spaces would result in a reduction of green space.
- The walking path will be more of a meandering trail and not the right angles shown in the sketch.
- This plan does not include any modifications to the tee-ball field, which is too small to accommodate other types of ball play.
- If granted a variance for the parking, it would likely set a precedent for more diagonal parking in the Township. Discussion over “back-in only” angled parking ensued. It saves space, and although it takes a while to get used to, it is much safer.
- The Church and Scout House do not have a vehicular traffic connection to the park. There is a sidewalk connection that could be accessed by pedestrians. The Church is very much in support of the park restoration project.
- The proximity of the basketball court has never been a noise nuisance to the Church, though the courts have been used more recently as extra parking.

**Gypsy Hill Road Bridge Construction** – We are looking at 2023, at the earliest. The current date for the 6 – 9 month culvert installation is now scheduled to start June 9, 2022, but another delay is possible.

**LS Early Childhood Development** – BOS approved the land development plan. No permit applications have been submitted.

**Parkside** – We are still waiting for a preliminary land development plan to be submitted.

**MSL Overlay District Text Amendment** – BOS tabled discussion for now.

**Southpointe Conditional Use** – BOS approved the medical campus expansion in Southpointe.

**Adjournment:** Jim Nagle made a motion, seconded by Matt Warfel, to adjourn the meeting. Motion approved 4-0. Meeting adjourned at 7:55 pm.