

**COUNCIL COMMITTEE MEETING
WEDNESDAY, APRIL 15, 2026**

Present: Carissa Ciuca, Garrett Fails, Susan Powell, John McMullan, Meredith Merino.

For Applicant: Bob Linn, Architect, Ernie Angelos, Robert Keates, Owner, Susan Crowley, General Manager.

LAND PLANNING COMMITTEE

Ms. Powell called the meeting to order at 6:15 pm.

1. Proposal for a building addition project at Casa Mia Restaurant located at 1175 W. Baltimore Pike.

Mr. Ernie Angelos, representing Casa Mia Restaurant, stated the owners propose to construct a 12' x 43' addition that will cater to luncheons. He explained to be competitive they should be available for luncheons for groups such as Bridal Showers, Baby Showers, Funeral Luncheons, and others. As the restaurant is now, there is no room to host a private group. He explained the addition will require going before the Zoning Hearing Board to request variances. The variances needed are as follows. Section 275.87.A(7), front yard setback of 41.3 feet for the addition, where 60 feet is required. (Same as front yard setback of existing building). Section 275.87.A(7) rear yard setback of 29.8 feet for the addition, where 60 feet is required. (Existing building rear yard setback is 4.3 feet). Section 275.87.A(9) right side yard setback of 9 feet, where 25 feet is required. (Existing building has a legal non-conforming right-side yard 19 feet.). Section 275.87.A(4) increase of impervious surface by 3.1% from 92% to 95.1%. Mr. Angelos said they are also asking for a variance from Section 275.88.C, 30 parking spaces, where 42 are required.

Mr. Bob Linn stated the property is zoned C-2 and the size of the site is .4 acres. The required site size is 1 acre. He also explained there is a negative building envelope due to the front and rear yard setbacks of 60 feet. The existing building sits inside both setbacks. Mr. Linn stated they are unable to increase the parking area. They now have 30 striped parking spaces and cannot provide any more. Mr. Linn stated the zoning history for this restaurant is in 2004 they received approval to construct a 64 s.f. addition without minimum side yard setbacks. In 2009, they received approval to add an outdoor dining patio without the required 4 additional parking spaces. He said Mr. Weathers, who is in favor of the proposed addition, has offered Casa Mia staff to park on his site. Mr. Linn handed out an artist's rendering of what the proposed addition will look like. He stated there is also a two-bedroom apartment on the second floor.

Ms. Susan Crowley, General Manager of Casa Mia, stated the restaurant now has 18 tables and 5 booths. She said the restaurant is constantly getting phone calls for private luncheons, but they don't have the space for larger groups. She stated her best friend had her shower at the Lamb Tavern because Casa Mia did not have the space. She explained the addition will be able to fit 40 people. The addition will allow the restaurant to be competitive with other restaurants in the area.

Ms. Ciuca asked what the anticipated start date would be, and Ms. Crowley stated they were ready to go immediately as soon as they receive approval. Ms. Powell asked if they are aware

of PennDOT's plan to widen Rt.1. Mr. McMullan stated PennDOT will take some of the restaurant frontage. Mr. Linn stated they could afford to lose some frontage.

Mr. McMullan stated they have also asked for a waiver from the required formal land development process. This has been done in the past. Council waived Riddle Village the process for a porch addition. He said this project is not all that involved. He said they will still have to go before the Zoning Hearing Board and get all the necessary building permits. He said for a Mom-and-Pop operation the land development process can get very expensive. Mr. Angelos said they will provide the stormwater management information. Mr. McMullan stated the plans will still go through the regular review process, including a review by the Township solicitor and if everything is found to be in order, Council can waive the land development formal process. The committee was in favor of the addition. Ms. Powell said they should help the Mom-and-Pop businesses in the Township. There being no further business, Ms. Powell adjourned the meeting at 6:30 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive, flowing style.

Sharon Browne