

COUNCIL COMMITTEE MEETING
MONDAY, JULY 13, 2020

Present: Stephen Byrne, Walter (Bok) Read, Susan Powell, Meredith Merino.

LAND PLANNING COMMITTEE

Mrs. Powell called the meeting to order at 5:30 P.M.

A. Wolff's Apple House Master Plan Presentation, 81 S. Pennell Road

Mr. Timothy Sullivan, Esq. was in attendance representing Wolff's Apple House, as was architect Lorraine Bradshaw. Mr. Fran Wolff and Ms. Wini Wolff attended on behalf of their business. Mr. Sullivan explained that Wolff's Apple House is one of the oldest businesses in the Township, having just recently celebrated their 110-year anniversary. With that milestone came a need to modernize and bring the facility into the 21st century. He went on to say that the Wolffs are currently working on a master plan for the property and business, identifying key areas to move forward on. These items include a land development plan for needed facility expansion, addressing traffic and truck deliveries and parking, and a lack of stormwater management.

Specifically, they are looking to complete a kitchen addition to the main building and build a cold storage building. At the same time, they would eliminate several sheds used for storage and build a pole barn on the south side of Whirlaway Drive that would be used to store the forklift, pallets, and display racks, as well as other similar items.

Mrs. Powell commented that it looks like a well-addressed and much needed plan but wondered how they might be addressing the current lack of stormwater management. Ms. Bradshaw explained that the stormwater requirements will be addressed through the Land Development process. She stated they will be removing some impervious surface with the replacement of the sheds, but the main addition of impervious surface will be the proposed truck turnaround. Ms. Bradshaw said Mr. Gus Houtmann is working on the plan. Mrs. Powell stated she is excited with the plan especially with the addition of a kitchen. Mr. Fran Wolff stated he is excited as well. Mr. Read questioned the amount of digging that would be needed to take care of the stormwater management issues. Ms. Bradshaw stated the engineer will be designing a detention basin as well as an underground seepage basin. Mr. Sullivan explained the entrance will be the same. They will be adding more cash registers and making interior renovations. Ms. Merino stated the retail is non-conforming per Zoning Code, but she will look at the Linvilla Orchards file to review the agreement for that retail center that is also located in a residential zoning district and the procedures in place for allowing physical and use expansions of the center. Mr. Sullivan stated the code only permits a 10% expansion. He stated the Linville agreement allows the ability to expand 10% every 5 years. Ms. Merino stated she will defer to Mr. Damico and Council.

Mr. Read asked if the neighbors have been notified of the expansion. Mr. Sullivan stated they have not yet been notified but he is aware of the importance of the neighborhood relationship. Mr. Byrne asked if the unloading area will be at Whirlaway Drive. Mr. Sullivan stated there will be a dedicated area for unloading truck deliveries which will be much safer. Mr. Sullivan stated he looks forward to working with Ms. Merino and Council on this project.

B. Presentation on Concept Plan, 47 N. Middletown Road, Plymouth Brethren Christian Church

Mr. Gilbert Markham was in attendance as the owner of the property. He stated he will be going before the Zoning Hearing Board to request a variance from the minimum lot size of 5 acres. He stated the lot consists of a one-story house and they are proposing to build a church in the rear of the property which cannot be seen from Rte. 352. Mr. Markham stated this is a good location for the church, but they have not done the engineering yet. He stated they propose to keep the house in the front and are proposing another driveway adjacent to the Smedley Tract.

Mr. Read asked for the size of the new building and the number of parking spaces and the number of congregants. Mr. Markham stated the new building will be 10,000 square feet with 189 parking spaces and approximately 140 people attending on a regular basis. Mr. Byrne asked if they plan to keep the existing house and whether the landscaping in front of the house will remain. Mr. Markham stated they are keeping the house and are doing renovations and removing dead trees. Mr. Byrne asked the time of the services, and Mr. Markham replied the services start at 11:00 am and finish at 12:30 pm. Mr. Read asked about the traffic flow and will it be a right turn in and a right turn out. Ms. Merino stated she contacted a PADOT engineer to share the plans of the Cloverleaf project with the church. Mr. Byrne stated he does not like the idea of two driveways and believes a shared driveway is best, and he asked who will live in the house. Mr. Markham stated no-one will live in the house, and it will be used for charitable purposes. Ms. Merino stated the church will be going before the Zoning Hearing Board with a Conditional Use application for the use of the house.

Mrs. Powell adjourned the meeting at 6:30 PM.

Respectfully Submitted,



Sharon Browne