

COUNCIL COMMITTEE MEETING
MONDAY, DECEMBER 12, 2022

Present: Jackie Donnelly, Bibianna Dussling, Susan Powell, John McMullan, Meredith Merino, Mark Damico, Esq.

LAND PLANNING COMMITTEE MEETING

1. The applicant is proposing an Indoor/Outdoor recreational facility located at 1233 West Baltimore Pike.

Mr. Tim Sullivan, representing the proposed buyer of 1233-1239 W. Baltimore Pike stated that Pinnacle Indoor Sports submitted an offer to the Smith family, owners of the property at the end of October 2022. He stated there have been other prospective offers to purchase the property and he does not know which will be accepted. He stated his client is proposing a recreation sports facility. Mr. Sullivan stated this is comprised of 20 acres with four separate folio numbers. He stated there is a stream and wetland area. The property will need to be surveyed. Mr. Sullivan stated the area is located in the SU-1 zoning district. He stated they are proposing a facility with an indoor turf field for soccer, flag football, field hockey and lacrosse. There will also be in door courts for volleyball, basketball, and pickle ball. Separating the areas will be a lobby with administrative offices, locker room, and snack bar. The proposed building is approximately 80,000 to 90,000 square feet. He added the Rocky Run YMCA is 85,000 square feet. He stated all activities are scheduled and this will be a year-round facility geared to youth sports but has adult clinics, children's parties, baseball and softball hitting leagues.

Mr. Sullivan stated he is looking for feedback from the Land Planning Committee. Ms. Powell asked if there will be room inside the facility for spectators, and Mr. Sullivan responded yes. He added the weekday use will be low but will increase after 5 pm. He stated the adult activities occur within the 9 pm to 11 pm time frame. Mr. Sullivan stated there will be a full-size, outdoor soccer field closer to Baltimore Pike, but it will have a minimum 50-foot buffer strip. The field will accommodate three games going at once.

Ms. Powell asked if this will be a prefab building and Mr. Sullivan stated it will be a steel structure with insulated metal panels which will be stamped to resemble brick or stucco. Ms. Powell stated she likes the proposed use. Mr. McMullan stated the applicant is looking to the committee for guidance as there are several potential buyers of the property. Ms. Donnelly asked if this would feed into the traffic light at Thomas Chevrolet, and Mr. Sullivan answered yes. Ms. Powell stated they are hoping to get a connection road through the properties. Ms. Dussling stated she likes the proposed use because it is hard for teams to secure practice facilities. Mr. McMullan stated the closest facility is United Sports in Downingtown or the Competitive Edge Sports in King of Prussia.

Mr. Damico asked if there is a concept plan for parking and fields. Mr. Sullivan showed the concept plan to the committee. Ms. Powell asked what the impervious surface will be, and Mr. Sullivan stated it will be 50% impervious surface. Ms. Donnelly asked of the 5 pm time

slot how much traffic will be generated, and Mr. Sullivan stated they will do a traffic study. Mr. McMullan asked if there will be lighting on the outdoor soccer fields and the impact on homes on Pennell Place. Mr. Sullivan stated yes, and they will have a lighting consultant. Ms. Powell thanked Mr. Sullivan for his presentation.

2. The applicant is proposing sale of motorized equipment and a warehouse facility for “manufactured machinery” and a separate warehouse for stocking mineral and stone materials for countertops, tables, and other surfaces.

Mr. Vince Mancini, representing the second entity to develop the property, stated they are proposing to develop the property for a light manufacturing business. He stated they are proposing two 30,000 square foot buildings. He stated they are proposing using the traffic light at Thomas Chevrolet and is concerned the connection road may require redesigning the warehouse facilities. Mr. Albert Kzelian is the owner of Imperial Marble and Granite, and Mr. Mancini stated the warehouses will store inventory, cut and polish the material, then ship out to various customers. He stated there will be low traffic impact with only 2-3 customers per day. He stated sales are conducted on-line. He stated they have approximately 16-17 employees. Mr. Mancini stated his business is well established and has been in operation for 18 years. He added they will not touch the wetlands and will fully comply with buffering requirements and light manufacturing as permitted under the SU-1 zoning.

Ms. Powell stated she likes the low traffic impact. Ms. Dussling added she likes the low traffic and low impervious surface impact. She asked if there will be any overnight deliveries, and Mr. Mancini stated the hours will be 8 am to 5 pm. Ms. Donnelly asked about a traffic impact study, and Mr. Damico stated they may need an impact study. Ms. Powell asked about the construction of the building, and Mr. Mancini stated they originally considered a prefab building, but they will consider other building materials and will greatly consider building aesthetics.

There being no further business, the meeting was adjourned at 6:35 pm.

Respectfully Submitted,



Sharon Browne