

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
MAY 23, 2017**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:35 p.m.

Members present: Binney, Goulet, Rittler

Members absent: Hammer, Haney, Hughes, Leszczuk

Also present: Thomas Hecker, Esquire (Begley, Carlin & Mandio) representing Morrisville Commons; Jennifer Wunder, Esquire (Fox, Rothschild), Robert Showalter, P.E. (Showalter & Associates), and James Connelly (CEO of MLH Exploration) representing MLH Exploration; Jennifer Wunder, Esquire (Fox, Rothschild), John Tressler (Boucher & James), and Zane Moore (CEO of the YMCA) representing Lower Bucks Family YMCA; Ryan Rickles (DriveTime), representing DriveTime Development.

For the Township: Thomas A. Bennett, CCEO & Zoning Officer; Joseph G. Jones, P.E. (T&M Associates); Diane Beri, Recording Secretary

Chairman Binney begins and apologizes that there will not be a quorum. Therefore, a recommendation on any land development projects cannot be made tonight. However, we will hear the Special Exception and two Sketch Plans, since a recommendation is not required.

Item #1: Morrisville Commons, LP, 550 West Trenton Avenue, Morrisville, PA; TMP #13-028-028; Zoned: HC. Owner: Morrisville Commons, LP. Special Exception to allow a maximum free-standing sign area of 150 sq. ft.

Thomas Hecker, Esquire, presents the application. Morrisville Commons is the developer of the site where the former Acme was located. We have approval for a small restaurant facility (1,900 sq. ft), yet to be named, a Rite Aid and a Wawa with gasoline sales. Under the ordinance we are allowed a free-standing sign of 100 sq. ft. and because of the road frontage, we have the ability to go up to 150 sq. ft. by Special Exception. We will have two monument type signs. The frame pillar will be brick to match the architecture of the buildings being constructed. Each tenant will have 50 sq. ft. allocated for their use. The sign will have no impact on the residential neighbors.

Chairman Binney asks if this sign will have any digital or electronic components to it.

Atty. Hecker says no.

Item #2: MLH Explorations, LLC, 150 Roebing Rd. a/k/a 150 Solar Dr., Fairless Hills; TMP #13-051-011-024; Zoned: MPM. Owner: 150 (One) Roebing Road Mrtg. -- Sketch Plan – Medical Marijuana Facility

Jennifer Wunder, Esquire, presents the application. The applicant received a Special Exception on April 11, 2017 for this use. We received two review letters, one from the Fire Marshal and the other from the Township Engineer. She introduces Robert Showalter, the project engineer.

Robert Showalter states that there are two waivers. The first one has to do with a waiver on the raised planting bed if you have double rows of parking.

Chairman Binney asks when the licenses for this use will be issued.

James Connelly (MLH Exploration) responds that there are two types of permits. The State has indicated that the decision on commercial permits will be made by the end of June or early part of July. The other permit, a clinical registrant permit (which is the type we are seeking) should be available some time in August.

Mr. Showalter continues that there is one more waiver request – a partial waiver for monuments. There are a few more which were granted previously – street trees.

Atty. Wunder states there was a question as to the parking requirements. We have submitted a request for zoning interpretations on this – it seems to be a little conflicting between the use and the zoning district. The more conservative route is indicated on the sketch plan – the maximum parking under the ordinance.

Item #3: Lower Bucks Family YMCA Recreation Center, 485 Hood Blvd., Fairless Hills; TMP #13-015-001; Zoned: NCR / OSP; Owner: Bucks County -- Sketch Plan – Proposed 55,000 sq. ft. community center

Jennifer Wunder, Esquire, presents the application. We are currently in negotiations with Bucks County to lease the portion of the property we will use. We are seeking your comments prior to submitting an application for re-zoning to Commercial Recreation (CR). The Township Engineer has issued a review letter.

Chairman Binney asks if the County pool is still going to be operated by the County or YMCA.

Zane Moore (CEO of YMCA) states that the YMCA will operate the pool and honor the prices that the County has offered. We will also offer a full privilege membership into the YMCA for additional membership on top of that.

Chairman Binney asks if someone will have to go into the YMCA to get access to the pool.

Mr. Moore states for the outside pool, they will not have to access through the YMCA. We will offer a summer membership for the outside pool only.

Chairman Binney states one of my other concerns is that the fire company is taken care of and their use of that parking lot.

Atty. Wunder states we've been in touch with the Fire Marshal and discussed briefly the plan. Our plan is to revamp their parking lot and rearrange some of the parking spots. There will be a certain area of parking designated in the lot for the fire department use. We are not proposing any shared use of parking.

Chairman Binney asks if they will be seeking any waivers.

John Tressler states that we don't anticipate any waivers from the SALDO. The buffers and/or the parking might be items for discussion. The parking requirements have been satisfied. We are aware of the flood plain and that we have to be careful in regard to the stormwater management. We believe we have the zoning issues worked out and are not anticipating any waivers at this time.

Chairman Binney states that the buffer requirement should be met, since a lot of trees will be cut down. I also suggest that a sidewalk could be installed that would go to the front entrance of the YMCA. Under the current plan, you'd have to walk through the parking lot and around the pool to get to the YMCA entrance.

Mr. Tressler states they will take a look at it.

Member Goulet asks about the other facility – is that staying.

Mr. Moore says no, that facility is being sold. Our plan is to lease it back from the buyer for three years while we get this done. Our goal is to move everything over to the park.

Item #5: Drive Time Development -- 1381 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP #13-047-083-001; Zoned: RD-2. Owner: CAM Real Estate Partnership. Waiver of Land Development -- expansion of storage area of the existing storage yard

Chairman Binney reminds the applicant that we cannot make any recommendations due to the lack of a quorum.

Ryan Rickles from DriveTime presents the application. DriveTime is the nation's fourth largest used car sales company. This is not a retail site; we will not be selling cars here. This site will be used as a reconditioning and distribution hub. We will be receiving used cars from auction. We will be fixing up any kind of warranty issues, getting them retail ready, detailing them, taking photos for the website and then holding them onsite to be distributed to an area dealership.

Chairman Binney states that given the Township Engineer's review letter, this matter would not have been heard by us yet given the amount of zoning variances that are noted. Typically, we ask the applicant to clean up the zoning issues and then come back to us when approvals have been received.

Mr. Rickles states that they have submitted the Zoning Hearing Board application and will be heard in June, 2017.

Chairman Binney asks how many trucks will be coming in and out of this facility on a daily basis.

Mr. Rickles responds about 15 to 20. All cars come in and out on car carriers.

Chairman Binney asks if a traffic impact study would be necessary and would like to see our traffic engineer's recommendation in this regard.

Mr. Rickles states that we are requesting a variance from having to conduct a traffic impact study. We have provided a traffic generation statement which indicates that the impact will be negligible from the previous use to our use.

Chairman Binney asks how many cars will be parked on the property.

Mr. Rickles states it varies but approximately 1,500 cars that rotate in and out. We anticipate hiring approximately 80 employees full time. The hours of operation are 6:30 a.m to 2:30 p.m., with a second shift if growth allows. We'll have a paint shop, mechanic shop, etc.

Meeting adjourned 7:35 p.m.