

Aston Township Planning Commission

Meeting Minutes for July 27, 2022

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|----------|-----------------------|----------------------------|
| Present: | J. McColgan, Chairman | J. Marchlik, Vice Chairman |
| | C. Jones | E. Finn |
| | K. Novotni | T. Fooks |
| | Sister C. Wright | |

The meeting was called to order at 7:00PM.

The following item was reviewed:

2022-01

McFadden Group, Inc.

Preliminary/Final Land Development

3471 Concord Road

Perfect Storage

The plan was being presented by Brian McFadden.

The plan was reviewed by Pennoni, Aston Township Engineer July 25, 2022 and Delaware County Planning Commission on July 21, 2022. Their review comments were reviewed as part of the Aston Township Planning Commission review.

Mr. McFadden discussed the project and reviewed the plans prior to addressing the above letters.

General review comments:

1. February 3, 2022 the plan was presented to the Aston Township Zoning Hearing Board and a special exception was granted to allow the operation of a rental establishment and the height of the building to four story.
2. A 30-foot planted visual screen buffer is required. The developer has presented a planted buffer with no new or replacement of existing fence. Comments regarding the plantings shown require the plantings to be staggered so the growth of the plantings is not impeded by overlapping

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- growth. The plan shows a least two different species. Additional species were suggested by Delaware County Planning.
3. The landscape comment in the Township Engineer Review could not be found on the plan. This may hinder access to the area proposed.
 4. The air conditioning condensing units will be placed at ground level at the East and West sides of the building. This will be indicated on the revised plans. Landscaping plantings will be provided as well.
 5. A trash receptacle is not planned other than trash for the use of the office. In the rental agreement between the owner and tenants no trash, debris, etc. are allowed to be discarded on the property and must be removed by the tenants.
 6. Loading and unloading will be shown on the revised plan along with the traffic flow for the facility. The parking and loading area will be along the building in front of the doors on the lower level.
 7. The roof will not have any HVAC Equipment, storage, etc. The plan is to have solar panels on the roof. The solar panels need to comply with the architecturally compatible requirements of the ordinance.
 8. A truck turn and emergency vehicle access plan need to be indicated. This also needs approval by the Aston Township Fire Marshall.
 9. The storm water management system needs to be finalized and determined the actual system to be used and calculations to demonstrate performance. The plan also needs to be submitted to the Conservation District for compliance.
 10. Penn Dot Highway Occupancy Permit needs to be updated.
 11. Interior lighting will be controlled by motion detection and will turn off after a period of time. This will ensure lights do not remain on overnight. The exterior wall mounted lights and entrance pole lights will be on from dusk to dawn. The lighting plan indicated that no light will spill onto neighboring property.
 12. The plan for a sign is to restore the current sign. The developer was reminded that the sign needs to comply with the ordinance and receive approval.
 13. The building will be fully sprinkled for fire protection. The fire department connection needs to be coordinated and approved with the Aston Township Fire Marshall.
 14. The facility will have controlled access for tenants. Access is not granted after 10:00PM. CCTV Camera System will cover all interior and exterior of the facility. This will be monitored on and off premises.
 15. No overnight personnel will be on site.

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Comments from the Public

John Zwiercan, 410 Shubbrook Lane, Aston, PA had the following questions.

1. Will the trees be planted close to the property line? *Yes*
2. What is the buffer dimension from the property line at the rear off Shubbrook Lane? *30 foot.*
3. Can a berm be provided in the 30-foot buffer and then the trees be planted on the berm to provide additional screening? *Yes*

Mike Kozak, 412 Shubbrook Lane, Aston, PA had the following questions.

1. Will the trees along the property line be Arborvitae that grow tall and not short? *Yes. As well there will be Cypress trees as well and as suggested they will be planted in a staggered manner.*
2. Mike agreed with his neighbor regarding the request for a built-up berm as well as the trees.

Ed Erickson 209 Marionville Lane, Aston, PA had the following questions.

1. There are existing trees in the rear of the property that are in bad shape. Will these remain or be removed? *Will remain.*
2. Will the new trees continue all across the rear of the property line? *Yes. In the left corner there will be Arborvitae and then toward where the building line is they change to Cypress.*

Shirley Shaw 104 Marionville Lane, Aston, PA had the following questions.

1. Questioned the elevation of the building. She understands it will be 3 story in the front and 4 story in the rear facing Marionville Lane. *Yes, correct.*
2. Spoke directly with Mr. McFadden regarding number of campers and other items.

Mike Higgins had the following comments to offer.

1. The elevated section that exist in the rear was used for mini golf in the past and he understands it will be removed.

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2. Township performance standards include odors, exhaust from building, processing, vehicles as well as many other items and informed Mr. McFadden that as indicated in Pennoni letterfront area of the r and discussed with Planning Commission that he needs to demonstrate compliance.
3. Discussed items #6 and #16 regarding to parking for clarity. The parking, loading was explained to be along the building parallel to the building and will be indicated on the revised plan.

The Planning Commission made a recommendation to the developer to proceed to final plan design and incorporate the comments of Pennoni – Aston Township Engineer, Delaware County Planning Commission, Aston Township New Construction Committee and the comments herein as part of their final design. When completed then return to Planning Commission for approval.

Meeting Minutes of June 22, 2022.

Minutes were reviewed.

A Motion to approve the minutes was made.

Motion made by E. Finn

Motion was second by Sister C. Wright.

Motion passed.

Adjournment

Motion to adjourn was made.

Motion by J. Marchlik, Vice Chairman.

Motion was second by K. Novotni

Motion passed.

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These meeting minutes reflect the main areas of discussion and comments addressed during the review process of the plans as presented. There may however, have been other items discussed that were not noted or documented in the minutes and need to be included in the plan presented for final approval by the Township.

Respectfully submitted,
Joseph W. McColgan, Chairman

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