WORCESTER TOWNSHIP PLANNING COMMISSION MEETING WORCESTER TOWNSHIP COMMUNITY HALL 1031 VALLEY FORGE ROAD, WORCESTER, PA 19490 THURSDAY, FEBRUARY 13, 6:30 PM

CALL TO ORDER by Chair Sherr at 6:30 PM

ATTENDANCE

PRESENT: TONY SHERR [X]
BOB ANDORN [X]
MICHAEL HOLSONBACK [X]
MICHELLE GREENAWALT [X]
LEE KOCH [X]

- 1. <u>January 23 Meeting Minutes Mr. Koch motioned to approve the January 23, 2020 meeting minutes, second by Mr. Andorn. By unanimous vote the motion was approved.</u>
- 2. <u>2750 Morris (CUA 2019-03)</u> Greg Richardson, Traffic Engineer for the applicant, provided an overview of the proposed use and the traffic study he conducted.

Chair Sherr commented on the dispatch of the delivery vehicles.

Keenan Holliman, representative of Amazon, provided an overview of the dispatch procedures for the delivery vehicles.

Casey Moore, Township Traffic Engineer, provided an overview of his February 12, 2020 review letter.

Chair Sherr commented on the traffic signal improvements and the traffic impact fee.

Mr. Andorn commented on the proposed traffic flow and complying with applicable traffic laws. Greg Richardson commented on traffic flow from the Schultz Road entrance.

Keenan Holliman commented on yard marshals and enforcing traffic rules. Ed Mullin, counsel for the applicant, noted the applicant would be agreeable to enforcing traffic rules on the property.

Mr. Koch commented on the number of vehicles on site. Greg Richardson noted there would be 278 vans on-site. Chair Sherr commented on conditioning the number of vehicles on site.

Mr. Koch commented on the number of vehicles returning to the site upon completion of deliveries. Keenan Holliman noted the vehicles would return at staggered times.

Casey Moore provided an overview of the traffic, traffic flow, traffic delineators, and noted a study of the directions of travel should be conducted prior to the conditional use hearing.

Mr. Koch commented on the existing traffic signage at the property.

Greg Richardson noted the applicant would be agreeable to updating the traffic signage at the property.

Casey Moore noted a traffic study should be conducted after the proposed use is operational, should the conditional use be approved.

Ms. Greenawalt commented on the lease for the property. Ed Mullin noted the lease would be long-term and the sites parking is adequate for the proposed use. Chair Sherr commented on conditions for the lease.

Frank Wells, Worcester, commented on noise generated from the proposed use. Greg Richardson provided an overview of the noise study. Joe Nolan, Township Engineer, commented on improvements to the existing berm on the east side of the property.

Luke Kasper, Worcester, commented on the peak traffic time, the noise study conducted, the existing berm on the east side of the property, and environmental issues.

Greg Richardson commented on environmental concerns, noting the proposed use would not impact the environment.

Ed Mullin noted the applicant would be agreeable to the delivery vehicles backing up at night, only.

Mr. Andorn motioned to recommend approval of the application to the Board of Supervisors, conditioned upon the applicant having access to restrooms within the building, no more than 280 delivery vans and 326 parking spaces on the site, the traffic impact fee being paid in full, parking spaces closest to the building being utilized first, no maintenance to the vehicles being done on site, the parking spaces being dedicated for exclusive use by the applicant, improvements being made to the satisfaction of the township, improvements to the traffic signage at the property, the applicant enforcing the traffic signage on site, all traffic exiting the property must use the Schultz Road exit and turn left onto Morris Road, a post-traffic and noise study being conducted after the proposed use is operational, and all of the comments in the township consultant review letters being addressed. Mr. Holsonback seconded the motion. The motion was approved 3-2 with Mr. Koch & Ms. Greenawalt voting no.

PUBLIC COMMENT

• There was no public comment.

ADJOURNMENT

There being no further meeting at 7:42 PM.	business	before	the	Planning	Commission,	Chair Sherr	adjourned th	e
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