

## LAND PLANNING COMMITTEE

December 14, 2015

Present: L. Bradshaw, S. Galloway, C. Quinn, and B. Clark,

### Review of Sketch Site Plan-Biordi: 1216-1224 W. Baltimore Pike

Tim Sullivan, legal representative for the applicant, introduced himself and the owner, Laura Biordi. He stated the property was 1.6 acres gross and 1.5 acres net, and zoned B-Business District. He noted this was the site of the former Wawa.

Mr. Sullivan provided a sketch plan and reported the present plan would be for six 25-foot wide store fronts, arranged vertically on the property. They could not be horizontal due to existing easements. Each store would be 1,250 square feet each (25'X50'). The parking would be designed for retail, which would require 57 spaces.

Mr. Sullivan expressed there were two points he wished to discuss. First, the applicant would be willing to provide an open offer of dedication of land of approximately 12 feet along Baltimore Pike in order to expand the right of way. That way the right of way would be available to PADOT. Ms. Bradshaw asked where this was shown on the plan. Mr. Sullivan stated it was not shown currently because the applicant is under no obligation to provide it. He expressed that he was not sure if 3 lanes were needed south-bound on Rt. 1, but it was definitely needed north-bound.

The second point regarded access to Pennell Road. Mr. Sullivan noted that Wawa submitted a plan on August 31<sup>st</sup> and that it was reviewed by the Planning Commission. This plan shows a service road on the back of the Biordi property. With that property, discussion should be had about their service road and the Biordi access road. He expressed that Council should think about what to do at this location. He surmised that while the McKee Group may decide to allow a form of collaboration for a price, Ms. Biordi has no reason to pay since she already has an easement for her access road. Mr. Galloway expressed that he understood the concern and that coordination of the 2 roads would need to be discussed. Mr. Sullivan noted he only wanted to put this concern on Council's radar.

Mr. Galloway asked if the plan for the 6 stores was conceptual only. Mr. Sullivan answered in the affirmative, noting that it was possible it could all end up being rented by 1 entity. There were no targeted customers yet, although Mr. Sullivan noted he thought it may be attractive to small businesses who may not be able to afford the high rental costs of the Franklin Mint or Granite Run property but still wanted to be in the general location. He thought a hair salon or dry cleaner may work well there.

Mr. Quinn asked who had the easement to the back of the Biordi property. Mr. Sullivan reported that the easement was owned by Flick, which owns the storefronts that include the pizza shop, post office, auto garage, and one other along Pennell Road.

Based on a question by Ms. Bradshaw, Mr. Sullivan explained that the parking figure was based on 1 space per 100 square feet of devoted customer usage space.

Mr. Galloway inquired how long Ms. Biordi owned the property. Ms. Biordi stated she has owned the property for 32 years; 30 of which Wawa was the tenant. Wawa ended operations 1 ½ years before the lease expired. She expressed that she would like to have a resolution to the easements since Wawa is going to be building next door to her property and the access roads would be very close. Mr. Galloway stated he understood and thanked her for putting it on Council's radar.

Ms. Bradshaw noted she liked the open offer of dedication.

Mr. Galloway inquired about the applicant's timeline with this site. Mr. Sullivan reported there are still environmental issues that need to be resolved with the Flick easement, which should take a few months. If the applicant was able to reduce the Flick easement, then the direction of the stores could possibly change. The hope would be to abolish the easements altogether because of a connection now elsewhere. Mr. Sullivan stated it was possible the customers of the Flick properties may be using the easement as a means to get back to Rt. 1 due to how hard it is to make a left turn onto Pennell Road. Ms. Bradshaw expressed that it would be ideal if the road could align with the CVS entrance. Mr. Sullivan noted that Franklin Mint is not thrilled about a loop going to Valley Road. Ms. Bradshaw stated that would be up to the traffic experts.

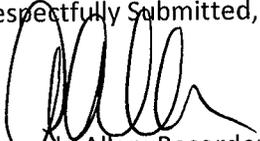
Ms. Bradshaw asked what was to be behind the stores. Mr. Sullivan stated a loading area and employee parking.

Review of Proposed Land Development-Granite Run Buick/GMC-For East Baltimore Pike (Elwyn Property)

This matter was withdrawn.

Adjournment

This meeting was adjourned by Ms. Bradshaw at 6:29 PM.

Respectfully Submitted,  
  
Amanda Allen, Recorder