

East Greenville Borough

206 Main Street
East Greenville, PA 18041

Planning Commission Meeting
April 21, 2009

Call to Order: The meeting was called to order at 7:06 PM by Robert Gery.

Attendance: **Planning Commission Members:** Robert Gery, Karen Mauer, Ryan Pugh.
Visitors: Mary Biagioli, LifeSpan; Jennifer Ghazanfari, LifeSpan; Jill Geist, Plany & Lentz Engineering Company; Roger Hiser, Life Quest.
Others: Jim Ennis, M.C.P.C.; Jim Fry, East Greenville Borough

Business:

399 Washington Street - LifeSpan Day Care Center

Ms. Geist gave the Planning Commission members a brief overview of the proposed change of use for the former Wachovia bank branch building. The proposed use would change the building into a child day care center with a capacity of up to 200 children. The capacity is not expected to exceed 100 children for some time after the initial start up. An addition is proposed, along with a fenced and screened play area. The Planning Commission was concerned with the drop-off and pick-up of the children. The parents will be using parking spaces directly behind the building for drop-off and pick-up, and escorting the children in and out of the building. Mr. Hiser added that the child day care use traffic volume is very similar to a bank branch. Parents drop and pick-up children at various times. This is a similar volume to their two other child day care centers, one located near Allentown, and the other located in Milford. Both centers have capacities of 200 children. The Pennsburg facility on Main Street would be closed. That center has a maximum capacity of 64 children and requires drop-off and pick-up directly on Main Street. The ages of the children range from 6 weeks through Kindergarten. An elevator will be provided as both the floors will be used. The play structures will be protected with a foam-type mulch that is pervious to rain water. The existing arborvitae hedge will provide a sound barrier, and could be planted with additional arborvitae to increase the sound proofing. The school-age children will not frequent the play area, and the children under five are provided with outdoor play time in shifts. Currently, the two other LifeSpan facilities are four-star rated by the PA Dept. of Public Welfare, the highest rating offered. The renovations to the building are estimated to be approximately \$1 million and the building will be renovated as a "green building" providing improved energy efficiency. Ms. Geist informed the Commission that the impervious surface calculations are closer to 33% of the lot, not the 35% shown on the plans. There is an existing swale at the rear of the property that is intended to carry some of the storm water. A study has been completed of this swale to determine it's suitability. The applicant is required to seek a zoning variance because child day care centers are not permitted in the R-1 Zoning District.

Mr. Pugh moved to recommend approval of the necessary variances by the Zoning Hearing Board. The motion was seconded by Mr. Gery. The motion was approved with Mrs. Mauer abstaining. A letter of recommendation will be sent to the Zoning Hearing Board.

Outdoor Boilers & Heating Appliances

Mr. Ennis distributed a draft ordinance, dated April 21, 2009. The Commission will review this draft for discussion next month.

Adaptive Re-Use Ordinance

Mr. Ennis distributed a draft of Adaptive Re-Use Zoning District overly ordinance for review by the commission and the solicitor.

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Revitalization Update

A brief discussion on the plan progress was held. Mr. Ennis intends to have the second chapter of the draft plan completed by the May meeting.

Adjournment:

A motion to adjourn was made, seconded, and approved. The meeting adjourned at 8:15 PM.