

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MIDDLETOWN MUNICIPAL BUILDING  
WEDNESDAY, JUNE 4, 2014**

**PRESENT:**

Sandy Farry  
Charles Parkerson  
Bill Rushwick  
Fred Thomas  
George Hyjurick  
Robert Burnett  
Mike McCann  
Pat Duffy, Zoning Officer  
Wayne Kiefer, Township Engineer

**ABSENT**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL.**

- a. Ms. Farry called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Ms. Farry took roll call with all seven members present (listed above). Mr. Duffy and Mr. Kiefer were also present.

**2. APPROVAL OF PRIOR MINUTES**

- a. Mr. Thomas motioned to approve the minutes of the May 7, 2014 regular meeting. Mr. Rushwick seconded. The vote was taken and the minutes were approved by vote of 6-0 as submitted (Mr. Parkerson abstained).

**3. REVIEW OF S/LD # 14-5 PRELIMINARY / FINAL MINOR SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW FOR WELLS FARGO BANK BRANCH AT THE LOWES HOME CENTER, E. LINCOLN HIGHWAY, LANGHORNE, PA 19057, TMP 22-042-016**

- Ed Murphy, applicant's attorney, Mark Havers, P.E., applicant's engineer and Dick Wilkinson, applicant presented the project for the proposed minor subdivision and land development. The existing 22.56 acre lot that contains a Lowes Home Improvement Store is proposed to be subdivided into two lots. The proposed Wells Fargo lot is 32,915 SF and will have a 3,227 SF bank building with 36 parking spaces and three drive-thru lanes. The bank site is in the C Commercial zoning district. The applicant stated two zoning variances have been granted by the Township Zoning Hearing Board for impervious surface and parking ratios. Public water and sewer will service the bank.
- The Township Engineer review letter was discussed as follows: (1) the applicant agreed to comply with review items 1-3 and 6 under Zoning Requirements and it was agreed that items 4 and 5 do not apply, (2) the applicant agreed to comply with all items under Subdivision and Land Development except for item 7, (3) the applicant will seek waivers under item 7 from Section 421 as follows:
  - a. From Section 421.E.(1) to allow more than 12 spaces per parking row
  - b. From Section 421.E.(2) to not require shade trees in raised planting beds
  - c. From Section 421.E.(4) to allow parking closer than 15 feet to the building

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- d. From Section 421.E.(9) to allow parking spaces closer than 15 feet to property lines and right-of-way lines
  - e. From Section 421.J to not require curb stops
- The Planning Commission discussed the project regarding their concerns about the truck only entrance being used as the primary entrance. The members also recommended the addition of painted stop bars to help traffic flow into the bank within the overall Lowes traffic flow. The applicant stated that the Wells Fargo branches at Lincoln Plaza and the Shoppes at Flowers Mill will close as a result of this new branch.

Mr. Parkerson made a motion to recommend Preliminary Approval for the Minor Subdivision and the granting of the requested waivers based on satisfying all the review comments by the Township Engineer, Traffic Engineer, Fire Marshal and providing cross easement agreements to be reviewed by the Township Solicitor. Mr. Burnett seconded. The motion passed 7 to 0.

Mr. Parkerson made a motion to recommend Final Approval for the Minor Subdivision and the granting of the requested waivers based on satisfying all the review comments by the Township Engineer, Traffic Engineer, Fire Marshal and providing cross easement agreements to be reviewed by the Township Solicitor. Mr. Burnett seconded. The motion passed 7 to 0.

#### **4. ZONING ISSUES**

Mr. Duffy stated there are four cases for the June 11, 2014 Zoning Hearing Board meeting.

#### **5. OTHER BUSINESS**

The next meeting will be held on July 2, 2014.

#### **6. ADJOURNMENT**

Mr. Thomas made a motion to adjourn the meeting, seconded by Mr. McCann. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 7:45 P.M.

Respectfully submitted,

Pat Duffy, Zoning Officer

cc: Planning Commission  
Township Manager  
Township Engineer  
Township Traffic Engineer  
Fire Marshall