

WILKINS TOWNSHIP BOARD OF COMMISSIONERS

CONDITIONAL USE HEARING. MONDAY. AUGUST 11. 2008

The Conditional Use Hearing of Monday, August 11, 2008 was brought to order at 6:05 PM by President William G. Wilson. A quorum was present as follows:

Mr. Wilson
Mr. Padula

Ms. Fialla
Mr. Costa

Mr. Szoko was absent.

The purpose of this public hearing was to hear testimony regarding the application for conditional use filed by the Early Learning Institute. The Early Learning Institute, or TELI has made plans to move into the former Alexander's Health Club on Penn Center Boulevard. This property is owned by PCELL and managed by Mr. John King of LG Realty. The property is zoned C-1, Commercial.

Section 173-10, Paragraph E of the Township's Zoning Ordinance lists permitted uses in a commercial zoning district. A private school is not a permitted use. Section 173-11, Paragraph E of the Township's Zoning Ordinance lists conditional uses permitted in a Commercial Zoning District. A private School is an approved conditional use in a commercial district.

Section 173-46 of the Township's Zoning Ordinance provides for the general requirements of an applicant seeking conditional use. Conditional use may be allowed or denied by the Board of Commissioners after recommendations by the Planning Commission and after public notice and hearing.

The Planning Commission met on July 16, 2008 and recommended that the Board of Commissioners approve the application for conditional use, contingent upon the applicant erecting both speed limit and School Zone signs upon Penn Center Boulevard and seeking separate approval from the Planning Commission and Board of Commissioners if an outside play area is constructed.

There were no members of the audience opposed to the conditional use application approval.

Mr. William Price, member of the Executive Board for TELI stated that TELI was founded in 1958 and preliminarily provided services to special needs children. TELI receives both state and federal funds and is mandated to serve preschool children. Services are provided to families at no cost to them. TELI is an approved provider through the Woodland Hills School District and currently serves fifty-nine students. They currently operate a facility in Turtle Creek, but would like to move to Penn Center. They received an endowment to build-out. TELI also provides "Harmony Learning Center," which provides daycare services for before and after school to low-income families in the Woodland Hills School District. The facility is approximately 5,600 square feet. TELI will initially serve fifty-nine special needs children and sixty-three daycare children. TELI also has facilities in Baldwin and Kennedy.

Commissioner Fialla questioned how children were dropped off and picked up. Mr. Price responded that a variety of safeguards are being provided to ensure the safety of the children. Children are dropped off by the Woodland Hills School District bus transportation network and also by private individuals. The Planning Commission made specific recommendations for signage safeguards for pickup and drop off.

Commissioner Padula questioned the hours of operation. Mr. Price stated that the building is occupied no earlier than 7:00 - 7:30 AM and no later than 5:30 PM. Children are present between 8:15 AM and 3:45 PM.

Mrs. Bradley asked the following questions, as required by the Township Code:

Does the proposed use conform to the district and conditional use provisions and all general regulations of this chapter? Mr. Price and Mrs. Bradley answered in the affirmative.

Does the proposed use meet all special standards which may apply to its class of conditional uses? Mr. Price answered in the affirmative.

Does the proposed use involve any element or cause any condition that may be dangerous, injurious or noxious to any other property or persons? Mr. Price answered in the negative.

Is fire prevention and fighting equipment acceptable to the Board of Fire Underwriters and readily available when any activity involving the handling or storage of flammable or explosive materials is carried on? Mr. Hill stated that Code.sys is reviewing the plans for compliance at this point. He has worked with TELI on the placement of appropriate fire extinguishers.

Is there any proposed activity that will cause electrical disturbances adversely affecting radio or other equipment in the vicinity? Mr. Price answered in the negative.

Will there be any noise which is determined to be objectionable because of volume, frequency or beat, except fire sirens and related apparatus used solely for public purposes which are exempt from this requirement? Mr. Price answered in the negative.

Will there be any vibrations that are detectable without instruments by neighboring property in any district? Mr. Price answered in the negative.

Will the proposed use be sited, oriented and landscaped to produce a harmonious relationship of building and grounds to adjacent buildings? Mr. Price answered in the affirmative.

Will the proposed use produce a total visual impression and environment which is consistent with the environment of the neighborhood? Mr. Price answered in the affirmative.

Will the proposed use organize vehicular access and parking to minimize traffic congestion in the neighborhood? Mr. Price answered in the affirmative.

Does the proposed use preserve the objectives of this chapter and is it consistent with the Comprehensive Plan? Mrs. Bradley answered in the affirmative.

There being no further testimony, the public hearing was adjourned at 6:25 PM.

Respectfully submitted,

Rebecca Bradley
Secretary