

WILKINS TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC HEARING, MONDAY, JULY 9, 2012

The Public Hearing of Monday, July 9, 2012 was brought to order at 6:30PM by President Sylvia J. Martinelli. A quorum was present as follows:

Mrs. Martinelli                      Ms. Criner  
Mr. Costa      Mr. Wilson

Mr. Boyd was absent

Mrs. Bradley stated that the purpose of the Public Hearing was to hear recommendations from the Wilkins Township Planning Commission and public comments on an application for Conditional Use for Building #1 at Penn Center East – 201 Penn Center Boulevard, Lot/Block 542-K-15. The application is for the lease of the 2<sup>nd</sup> floor of Building #1 to STREAM Academy, a cyber charter school, for the purpose of operating a private school.

Present on behalf of STREAM were: Attorney Kevin McKeegan of the law firm of Meyer, Unkovic and Scott; Mr. Larry Gumberg, LG Realty Associates; Mr. Barry Layton, Manager, Penn Center East and Mr. David Martin, Principal, STREAM Academy.

By memorandum dated June 14, 2012, the Wilkins Township Planning Commission advised that it met on June 13<sup>th</sup> and heard the request for the Conditional Use presented on behalf of STREAM. STREAM is now interested in occupying the second floor of Building #1. The Academy had formerly applied for and received conditional use approval to locate in Building #6 of Penn Center. However, the administrators have determined that it would be in their best interest to locate in Building #1. The second floor of Building #1 was previously occupied by Phoenix University and it is therefore already arranged in classroom style and more conducive to the current operation of STREAM Academy.

The Planning Commission recommended that the Board of Commissioners approve the Conditional Use Application, however the commission is concerned about the drop-off and pick-up of students because as currently anticipated, this will occur within an active lane of the public roadway. Therefore, the Planning Commission recommends that the Board approve the application contingent upon: 1) The Chief of Police meeting with and determining an appropriate traffic pattern/method for student drop off and pick up; and 2) that the school be required to follow those recommendations and upon review by the Chief after the beginning of the school year, that the Chief advise of the need to revise that methodology, and that the Chief report his findings back to the Planning Commission within 2 months or less of the start of the new school year.

Chief Krancic met with the school administrators and management from Penn Center. The Chief, by memorandum dated June 26<sup>th</sup> approved the plan as outlined by the Academy. Parents and students will be instructed to use the Rodi Road entrance to Penn Center Boulevard when travelling east on Route 22 and will be instructed to use the Kingston Drive entrance to Penn Center when traveling west on Route 22. In this manner, all students will be within the closest lane of traffic when entering and exiting vehicles in front of the school. For parents and/or students who use the Penn Center Boulevard access, they will be instructed to park across the street from the school and walk their children across-within a dedicated crosswalk and with the assistance of school administrators who will be present at all times during loading and unloading of students.

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Mr. McKeegan agreed that the new space will be more conducive to STREAM's current operation. He stated that there is a total of 61,000 Square Feet of office space available in Building #1, which requires a total of 103 parking spaces. There are currently 213 parking spaces assigned to Building #1. Mr. McKeegan outlined the agreement that the administrators from the school and the principals from Penn Center came to with Chief Krancic for loading and unloading students. There will be continual monitoring of this situation and if there is a need to modify the procedure, the administrators from STREAM will work it out with the Chief. There is security provided for this space. The second floor will be completely segregated from other building tenants and key access will be required to enter.

**PUBLIC COMMENTS:**

None.

**COMMISSIONERS' COMMENTS:**

Mr. Wilson questioned whether or not Penn Center management will be painting a crosswalk for the students. Mr. Layton stated that the Township tarred and chipped the road and it is his understanding that the Township will be providing striping as necessary in the near future.

Mrs. Martinelli asked whether STREAM would use markers like TELI has for students who are required to cross Penn Center Boulevard. Mr. Layton said that they would work on that, however, those markers are routinely run over by trucks. Mrs. Martinelli also asked how much moving into this smaller space will limit the growth of STREAM. Mr. Martin responded that initially, they do not see that as a problem, but they are planning to grow into Building #6 within the next 14 months.

Mrs. Criner asked how many students make up the current population and how many students would be attending the school on any one day. Mr. McKeegan stated that there are about 600 students and there would be approximately 200 students attending at any one time.

The meeting was adjourned at 6:44 PM.

Respectfully submitted,

Rebecca Bradley  
Secretary