



**DELAWARE TOWNSHIP BOARD OF SUPERVISORS**  
**Special Meeting**  
*January 6, 2020 immediately following Organizational Meeting*  
**MINUTES**  
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**SPECIAL MEETING**

**Call to Order** was made at 7:22 p.m.

**Pledge of Allegiance**

**Roll Call: In attendance:** Rick Koehler, John Henderson, Jane Neufeld, Thomas Farley, Township Solicitor, Krista Predmore, and Laura Lakes, Stenographer. **Absent:** none. Nine residents were present.

**Public Comment on Agenda** – none.

**Delaware Plaza Revised Land Development Plan**

Mr. Henderson expressed concern with the meeting taking place due to not advertising a ‘public hearing.’ Mr. Farley explained the process that took place for advertising and reviewing the revised land development of Delaware Plaza along with the changes in the plan. Mr. Farley indicated he was comfortable with the Board moving forward. Mr. Farley submitted three exhibits to the stenographer:

- Exhibit #1 – proof of publication from the Pike County Dispatch;
- Exhibit #2 – Pike County Planning letter dated December 30, 2019; and
- Exhibit #3 – Boucher & James correspondence dated January 6, 2020).

Mr. Hudak of Kiley Associates reviewed the two changes to the plan consisted of the size of the Weiss building and the pharmacy drive thru. He also discussed the chronology of events that took place to review the plan and submitted two exhibits to the stenographer:

- Applicant #1 – Kiley Associates LLC correspondence dated December 18, 2019 along with Boucher & James correspondence dated December 17, 2019; and
- Applicant #2 – Email exchanges dated January 3, 2019 regarding the revised plan.

Mr. Hudak requested the Board of Supervisors approve the revised final land development for Delaware Plaza.

Questions from the public consisted of:

1. Mr. Koehler asked about the basins, drainage and the paving of Dingmans Court;
2. Mr. Henderson asked about the extra 50 parking spaces and if the three out parcels were under contract;
3. Ms. Forrest questioned the change in the drive-thru pharmacy.

**Motion** to approve the Delaware Plaza revised final land development, as stated below:

1. The building footprint has been reduced on the wester side from 63,295 SF to 47,990 ST, resulting in a 15,305 SF reduction in building impervious coverage;



2. Open space areas and a vehicular turnaround have been added to accommodate the proposed drive-thru pharmacy;
3. The underground fire protection tanks have been relocated to the south, closer to the parking area and building;
4. The total parking count is now 347. The total required parking for the project site is 299.
5. Storm sewer run RD-A1 has been realigned further southeast to Basin A3 to accommodate the new building footprint. Roof leaders have been added along the east, southeastern side of the building.

And as recommended by the Delaware Township Planning Commission at their meeting on December 17, 2019 was made by Mr. Koehler with a second by Ms. Neufeld. Voting: Aye: All in favor. Nay: None. **Motion** carries.

**OTHER PUBLIC COMMENT** - none.

**Motion to adjourn** the meeting was made at 7:55 p.m. by Mr. Koehler with a second by Ms. Neufeld. Voting: Aye: All in favor. Nay: None. **Motion** carries.

Respectfully submitted,

Krista Predmore  
Township Administrator/Assistant Treasurer