

Marcus Hook Borough Council – Public Hearing
Tuesday, February 23rd, 2021, 5:30 PM
AGENDA

Call to Order

The meeting was called to order at 5:31 PM.

Roll Call

Present were Councilors William Cox, Joseph Flynn, Josephine Laird, Michael Manerchia, and Brian Mercadante. Also present were Mayor Gene Taylor, Borough Manager Andrew Weldon, and Solicitor Mark Much.

Also attending the hearing were Bruce Dorbian – Director of Planning and Development, Nick Rakowski, Debbie Shulski, Scott Henderson, and Ryan Whitmore – Duke Realty, Tom Comitta – Thomas Comitta Associates, and John Ireland – Police Chief.

Approval of Minutes

Motion by W. Cox second by J. Flynn to dispense with the reading of the minutes of the last meeting and that they stand as written. All in favor.

Agenda Item

Zoning Text/Map Amendment

Applicant: Duke Realty Limited Partnership

Date Submitted: November 13th, 2020

Date Hearing Advertised: February 8th, 2021 & February 15th, 2021 in the Delaware County Daily Times

Requested zoning text/map amendment: To amend the Marcus Hook Zoning Ordinance and official Zoning Map to include property on the southern side of Tenth Street and between Marcus Hook Creek on the east and the Conrail Linwood rail spur on the west, having parcel ID numbers 24-00-00638-00, 638-08, 638-09, 638-11, 638-13, 638-14, 638-15, 638-17, 638-12, 638-18, 638-19, 638-20, 638-21, 638-22, 638-23, 638-24, 638-25, 638-26, and 638-28, to be rezoned to an Industrial Transition-2 zoning district and to include standards for warehouse, e-commerce fulfillment/delivery center and or similar storage facility use.

Zoning District: **Current** – Downtown Mixed Use, Planned Business Park, and Recreational Business Campus.
Proposed – Industrial Transition-2

Marcus Hook Planning Commission Recommendation

The Marcus Hook Planning Commission at a meeting on February 16, 2021 reviewed the zoning text and map amendment submitted by Duke Realty Limited Partnership to rezone 19 parcels located on the southern side of Tenth Street and between the Marcus Hook Creek on the east and the Conrail Linwood rail spur on the west to an Industrial Transition-2 zoning district and to include standards for warehouse, e-commerce fulfillment/delivery center and/or similar storage facility use. The Planning Commission recommended approval of the plan and to move forward.

Delaware County Planning Department Recommendation

The Delaware County Planning Department at a meeting on February 18, 2021 reviewed the zoning text and map amendment submitted by Duke Realty Limited Partnership to rezone 19 parcels located on the southern side of Tenth Street and between the Marcus Hook Creek on the east and the Conrail Linwood rail spur on the west to an Industrial Transition-2 zoning district and to include standards for warehouse, e-commerce fulfillment/delivery center and/or similar storage facility use. The Planning Department recommended disapproval of the plan due to inconsistencies with the Marcus Hook and Delaware County 2035 Comprehensive Plans and impacts on the surrounding neighborhoods.

Councilor J. Laird questioned whether this facility would have a restriction on the hours of operation.

S. Henderson answered this question and noted that there would be no restrictions on hours of operation, however these hours would vary depending on the tenant. Typically these types of warehouses operate 7 days a week, 24 hours a day.

Councilor M. Manerchia questioned whether the trucks and tractor trailers would be abiding by the state law of no idling for longer than 10 minutes.

There was some discussion on this topic, and B. Dorbian mentioned the fact that the Borough has an ordinance prohibiting idling within 150' of a residential zoning district.

S. Henderson noted that it was not the intention of Duke or their prospective tenants to have idling trucks and they would abide by our laws.

Motion by J. Flynn second by B. Mercadante to recommend that Ordinance No. O-21-3 be included in the meeting agenda of the March 1st, 2021 Borough Council Meeting for consideration. All in favor.

Adjournment

Motion by M. Manerchia second by B. Mercadante to adjourn. All in favor. Meeting was adjourned at 5:53 PM.