



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
August 5, 2010

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Shelly Krockner, John McTear, Linda Layer, Jim Dewees,

Bob called the meeting to order at 7:31 p.m.

Jonathan Thir Land Development Plan

Adam Brower (E.B. Walsh) and Jonathan Thir attended to respond to the Consultants' July 1 review letter. The project is the construction of an 8,500 SF office/professional building at the corner of Park Road and Ticonderoga Boulevard. The Plans have been revised to address the majority of the review letter comments, and the remaining comments will be addressed, except regarding the handicapped ramp at the corner as it is fairly new and does not need to be replaced. Three waivers are requested: from preparing a conservation plan, from a perimeter buffer of 20', and reduced landscaping.

Discussion included storm water flow issues, reduced landscaping so the lot isn't overly congested, correcting the lighting, displaying the emergency vehicle turning radius capability, updating the location map, noting the storm water facility maintenance on the plan, adding the elevation view to the land development plan set, and the "future access" to Ticonderoga mentioned by McMahon Associates is not within this property's responsibility – it is with FedEx.

Sally Winterton moved, seconded by Jim Dewees, to recommend approval of the Preliminary/Final Land Development Plan, granting of the requested waivers, and adding the following items to the Plans:

- Emergency vehicle turning radius;
- Updated location map;
- Storm water facility maintenance
- Architectural elevation drawing

The Motion carried unanimously.

157 Pottstown Pike – Building Expansion

Carl Abbonizio and Darren Rodia (owner of Kinetic Physical Therapy) attended to present their plan to enclose a walkway between Kinetic and the building next door in order to expand the Kinetic physical therapy facilities. The 10' x 20' walkway will be the same design as the rest of the shopping center, include a window, metal roof with a cupola, grass/landscaping, and will be handicapped accessible. Due to its size it is considered minor land development.

Jim Dewees moved, seconded by Linda Layer, to grant final approval for the enclosed walkway as presented this evening. The Motion carried unanimously.

Alternative Energy Systems Ordinance

Bob Schoenberger advised that at the June meeting, it was decided that the latest draft of the Ordinance had become too cumbersome and the focus should be shifted toward the aesthetics of proposed systems and their impact on the neighbors instead of over regulation.

Joe Stoyack was going to develop a list of pertinent parameters for Applicants to consider, Gwen will investigate neighboring Townships' Ordinances, and Linda offered to invite a guest speaker on the subject for the September meeting.

The topic will be revisited in September.

Approval of Minutes

Sally Winterton moved, seconded by John McTear, to approve as presented the minutes from the June 3, 2010 Planning Commission meeting. The Motion carried unanimously.

Open Session

Jim commented on continued confusion occurring at the south intersection of Graphite Mine Road and Route 100. Graphite Mine should be marked as the Route 100 bypass or Route 100 should be marked "Business".

Shelly commented on continuous speeding by UTI students.

Gwen called the Commission's attention to the model Village that was donated to the Township by the Brownies last month.

The next meeting is scheduled for September 2, before Labor Day.

Adjournment

Jim Dewees moved, seconded by Shelly Krockner, to adjourn the meeting at 8:21 p.m. So moved.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary