



Planning Commission Meeting
Village Concept Committee Meeting
September 10, 2009
7:30 p.m.
Minutes

Approved

In Attendance: Bob Schoenberger, Sally Winterton, Joe Stoyack, Shelly Krocker, Ken Engle, Jim Dewees, John McTear, Linda Layer, Chad Adams, Gwen Jonik, Dave Leh, P.E. Gilmore & Associates, Bob Wise – Wise Preservation, Sheila Fleming – Brandywine Conservancy, Chris Williams, P.E. McMahon Associates

Bob Schoenberger called the meeting to order at 7:30 p.m.

Brandywine Springs Farm

Matt Houtman, P.E., representing Tom and Ann Shea, was in attendance to review their Application for Conditional Use for a proposed 8-lot subdivision (1 existing, 7 new) on the 56-acre Shea tract, seeking a conditional use to develop within steep slopes and several waivers regarding the private roadway to serve the 7 new lots.

The new private roadway will be constructed on Park Road directly across from Moore Road, skirts the designated bog turtle habitat, and will be narrower (18'), reducing the crossing of wetlands. The existing driveway will remain to serve Lot 1 - the existing homestead on 16 acres. The dwelling placement and driveway locations were adjusted to minimize the impacts on the steep slopes. Primary and secondary on-site septic systems passed testing. Most of the homes will be 3,000 square feet, storm water will be managed through dry basins; there will be a Homeowners Association, who would be responsible for maintenance/repairs to the private roadway.

The Planning Commission expressed concern with the grading and width of the new roadway at its entrance; would like to see guiderail at the stream crossing; potential lawn care product/pesticide runoff into Marsh Creek Lake; school bus access; and the sight distance to enter Park Road should be evaluated.

The Planning Commission commended the Applicant for the limited development of this property.

Jim Dewees moved, seconded by Joe Stoyack, to recommend that the Board of Supervisors proceed to hold a Conditional Use Hearing and that the areas of concern expressed above are addressed within the Conditional Use Approval or during the land development process. The Motion carried unanimously.

Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the Planning Commission meeting minutes of July 9, 2009 and August 13, 2009. The Motion carried with eight ayes and one abstention (Winterton).

Open Session

No comments were offered.

Village Concept Sketch Plan -- Work Session

Attendees included: Bob Schoenberger, Sally Winterton, Chad Adams, Shelly Krocker, John McTear, Ken Engle, Jim Dewees, Linda Layer, Barbara Edwards, John Diament, Bob Fetters, Jr., Bob McHugh, Steve McNaughton, Sheila Fleming, Bob Wise and Chris Williams

Sheila Fleming described the progress of the concept sketch plan. It began with a base layer of the Village areas as they exist today, adding layers which show:

- the potential for in-fill around the Eagle Industrial Park and Eaglepointe Corporate Center, which would test the proposed Access Management Ordinance;
- new roadways proposed, such as one right-in/right-out access in each direction on the southern end of Graphite Mine Road, a few “service” roads, and connector roads paralleling Route 100;
- green spaces, including small park areas among the village building clusters;
- a “test plot” to show an area of clustered buildings facing an interior green space, with parking in the rear and exterior road accesses which provides nicer streetscapes.

Discussion included:

- Funneling all the traffic under the Turnpike overpass still presents a challenge;
- service roads may be improperly used as cut-through
- Use one-way streets to help direct flow
- Include proposed sidewalks/trails throughout the study area, connect those that exist today
- encourage SEPTA bus service north of Eagleview Corporate Center – may reduce traffic

Next steps:

- Sheila will incorporate all the layers into one sketch, adding tonight's discussion items and present it at the next meeting
- The group is to provide ideas of what the area should look like 20 years from now....should there be a hotel or two, highrises, remain rural, mostly residential, what type of architecture, etc? Immediate thoughts included attracting more businesses that provide residents with services and shopping opportunities *within* Upper Uwchlan, but not the “big box” store structure. Plenty of non-residential ideas for Parcel 5-C.
- The group was encouraged to bring to the next meeting photos of buildings or streetscapes they find attractive.

The group was pleased with the Village Concept Sketch and complimented Sheila.

Bob Schoenberger announced the last scheduled meeting of the Village Concept Committee is Monday, September 28 – 7:30 p.m. Future meetings will be discussed at that time. Sheila will return with the revised sketch plan. The Village Concept Plan will eventually be incorporated into the Township's Comprehensive Plan.

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary