



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
September 2, 2010

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Shelly Krockner, John McTear, Linda Layer, Chad Adams, Cary Vargo – Township Manager and Dave Leh, P.E. – Gilmore & Associates

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

Calvin Chen – Conditional Use Application

Calvin Chen is opening a Chinese/Japanese restaurant in the Eaglepointe Shopping Center and while he'll provide take out, he would like to offer indoor table service (waitress/waiter.) Following the Commission's review of drawings supplied with the Building Permit application, Chad Adams moved, seconded by Sally Winterton, to recommend approval of the Conditional Use request. The Motion carried unanimously.

Roberta Moore – Minor Subdivision Plan

Roberta Moore was in attendance. Mrs. Moore is purchasing 0.9 acres of land from the adjoining Devine property and wants to add the piece to her parcel. Minor subdivisions require a note on the Plan stating no further subdivision is permitted. Mrs. Moore requested a waiver as she'd like to retain the right to subdivide in the future. The resulting Devine acreage (1 acre after gas pipeline easement) should be stated on the Plan. Mrs. Moore will advise her engineer to add that to the Plan.

Linda Layer moved, seconded by Sally Winterton, to recommend approval of this Minor Subdivision and grant the waiver requested, which would allow future subdivision. The Motion carried unanimously.

Eagleview Corporate Center – Bentley Systems Inc.

Alyson Zarro of Riley Riper Hollin and Colagreco presented a Petition of Vacation for the portion of West Township Line Road between Pennsylvania Drive and Stockton Drive, requested by Bentley Systems and The Hankin Group in order for Bentley to expand their Headquarters into a corporate campus. Bentley Systems is one of world's largest software manufacturers. David Hollister of Bentley Systems and Neal Fisher of Hankin were also in attendance. If the roadway is vacated, Bentley proposes construction of an office building on the Upper Uwchlan parcel of the campus.

Second Class Township Code requires Upper Uwchlan, if interested in vacating the road, to advertise and adopt an Ordinance approving the vacating of the roadway. Uwchlan Township has also received a Petition. The Hankin Group supports vacating the road, in same manner as done for Kensey-Nash, to serve Bentley's expansion plans -- Corporate Campus. Hankin and Bentley request a recommendation from the Commission to move forward with the process to the Board of Supervisors.

The traffic study, conducted in April 2010, is currently being reviewed by the Township Traffic Engineer. According to the study, if the road is closed, travel time from West Township Line Road would be increased 5-9 seconds depending on whether one heads north or south on Stockton Drive. The Commission was skeptical of those calculations and suggested the timing be evaluated during shift changes or at UTI's dismissal. The intersection is planned for a 3-way stop.

The Planning Commission will wait for the Traffic Engineer's review before making any further comment, and a few members were interested in seeing the Study. Neal Fisher will provide copy.

Great Country LLC – Subdivision and Land Development Plan

Linda Layer recused herself from this application.

Dave Beideman, Fred Gunther (Grand Sport Auto), Howard Goldberg (Smaltz Harley Davidson) and Karen Smaltz were in attendance to present the Subdivision and Land Development plan for the Smaltz Harley Davidson property. The Plan proposes subdividing the northern parcel to Grand Sport Auto, which Mr. Gunther is currently leasing. Once subdivided, Great Country will have 1.6 acres and Mr. Gunther would have 1.9 acres.

The land development plan will reduce the impervious cover of the northern lot, rearrange the storm water facilities, and proposes a shorter solid wall than what was discussed during the Conditional Use approval. The wall will be of stone and stucco to match the building, and of adequate height to hide the cars awaiting repair from view on Route 100. The lot is served by on-lot septic, car wash water is collected to a specific tank and is pumped and hauled, the 25' easement is a shared access for both lots, and a fire hydrant on Township Line Road would serve the property.

Bob Schoenberger advised the Plan should be reviewed by Dave Leh and Stan Stubbe, and the Village Concept Committee could review the architectural design at their Sept. 27 meeting. The Applicant should return to the Planning Commission's October 7 meeting.

Alternative Energy Systems Ordinance

The text from two neighboring townships' Ordinances was distributed. For informational purposes, Upper Uwchlan has issued 12 permits – the majority were roof-mounted solar panels. Discussion of this topic will be continued in October.

Approval Of Minutes

Linda Layer moved, seconded by Sally Winterton, to approve as presented the minutes from the August 5, 2010 Planning Commission meeting. The Motion carried unanimously.

Open Session

Steve McNaughton asked if the Alternative Energy System Ordinance was regarding commercial districts, residential, or both? Bob advised the Ordinance draft is starting over, will be a general ordinance, and focus on a system's impact on neighboring properties.

Sally commented she's been approached by a business owner regarding whether a sign could be erected at Byers Road and Graphite Mine Road that directs travelers toward the Village shops, and how should they proceed? Cary advised the business owners, as a group, should approach the Village Concept Committee and/or Planning Commission with a design.

Bob announced the next meeting is scheduled for October 7, 2010 – 7:30 p.m.

Adjournment

John McTear moved to adjourn at 8:54 p.m. So moved.

Respectfully submitted,

Gwen Jonik,
Planning Commission Secretary