



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 7, 2010

Approved December 2, 2010

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Shelly Krocker, John McTear, Joe Stoyack, Jim Dewees, Ken Engle, Cary Vargo – Township Manager, Dave Leh, P.E. – Gilmore & Associates, and invited Guest: Brian Keaveney, P.E., - Pennoni

Bob Schoenberger called the meeting to order at 7:34 p.m.

Great Country, LLC. – Subdivision/Land Development Plan

Dave Beideman, Howard Goldberg, and Fred Gunther were in attendance. Dave Beideman presented a revised Plan, dated September 28, 2010. As suggested by the Planning Commission at their September 2 meeting, the Plan was presented to the Township's Village Concept Committee (VCC) September 27, 2010. Due to this property's close proximity to the Village District, the VCC suggested the light fixtures out front should be of the same design as those in the Village.

Sally Winterton moved, seconded by Joe Stoyack, to recommend Final Approval and the waivers be granted. Dave Beideman reiterated the storm water basin would be expanded and had added another waiver regarding the size of the berm, and there will be a vegetative swale along the Wolfington property line. The Motion carried with 6 ayes and 1 opposed (Krocker).

Brandywine Springs Farm – Final Subdivision Plan

Jim Dewees moved, Ken Engle seconded, to accept the submission of Final Subdivision Plans (revised date September 28, 2010) for review at the November meeting. Motion carried.

Sheila Fleming, Senior Planner – Brandywine Conservancy offered to delay her presentation of the Brandywine-Struble Greenway Project until the end of the meeting. Bob accepted the offer.

Bentley Systems/Hankin Group – Vacate West Township Line Road

Neal Fisher - Hankin Group, Alyson Zarro – Riley Riper Hollin Colagreco, and Guy DiMartino – Traffic Planning & Design (TPD) were in attendance.

Mr. Fisher summarized their request to close 800'-900' of West Township Line Road, between Pennsylvania and Stockton Drives to assist Bentley Systems with creating a corporate campus. Two of their buildings are on the south side of West Township Line Road and they'd like to build more office space to the north. Reviews were conducted by Police Chief DeMarco, for emergency response purposes, and by Pennoni - the Township Traffic Consultant for this project. The reviews did recognize a slight increase in travel time but did not raise any unmanageable issues. Neal reiterated the benefits of closing the roadway to the Townships, Bentley and Hankin – additional earned income and real estate tax revenues to both Townships, a safe, corporate campus, aesthetically pleasing property, high-income employees, clean manufacturer, etc.

Lengthy discussion took place revolving around the procedures and results of the traffic study and reviews. Residents are concerned that the additional travel time estimates by the Consultants are inaccurate and low, and the changes to the direction of travel will increase unsafe conditions at the various intersections. Vicky Channel distributed a personal traffic study graph that showed much higher travel times.

Several attendees and Planning Commission members commented they are in favor of additional tax revenue but are concerned with emergency response time, even if just a few seconds are added.

Comments also included ways to calm traffic and provide safe crossing and pleasant surroundings, rather than closing the roadway, such as installing a medial strip with nicely landscaped landings, or construct an overhead, covered walkway; keeping the road open is beneficial to a greater number of travelers; won't the pipeline expansions interfere with this Plan. Mr. Fisher advised the proposed pipeline expansion will travel along Stockton Drive and be included in the existing Sunoco pipeline ROW.

Jim Dewees moved, seconded by Shelly Krockner, to recommend the Board of Supervisors deny the request to abandon the roadway as the benefits mentioned don't outweigh the residents' concerns and increased inconvenience. The Motion carried unanimously.

At this point, Sheila Fleming and Bob Schoenberger decided Sheila will return another evening to present the Brandywine-Struble Greenway Plan.

Approval of Minutes

Sally Winterton moved, seconded by Joe Stoyack, to approve as presented the minutes of the September 2, 2010 Planning Commission meeting. The Motion carried unanimously.

Open Session

Steve McNaughton inquired of the status of the Alternate Energy System Ordinance. Bob replied it is currently "on hold".

Sheila Fleming advised the Trails Master Plan shows a 6' wide paved trail and bicycle trail along West Township Line Road in the area discussed this evening. Bob S. commented there is a paved trail stub from the Pondview cul-de-sac that ends at Hankin's property line, which could be extended to Stockton Drive.

Ken Engle commented the lights at Fellowship Fields have not been bothersome and he hasn't heard anything negative from the Windsor Ridge neighbors.

Jim Dewees asked if anyone knew the cause of the recent flooding on Route 100 at the Turnpike overpass. Several members believed it was the large volume of water draining off the Turnpike Bridge.

Bob announced the next Planning Commission meeting date: November 4, 2010

Adjournment

Jim Dewees moved, seconded by John McTear, to adjourn at 9:08 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary