



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION MEETING and
VILLAGE CONCEPT COMMITTEE MEETING
MINUTES

December 2, 2010

Approved February 8, 2011
with revision in *italics*

In Attendance:

Planning Commission Members: Bob Schoenberger, Sally Winterton, Chad Adams, Jim Dewees, Joe Stoyack; Historic Commission Members: Mary Lou, Nancy Copp, Simona Bonfatic, Brett Hand; Bob Fetters Jr., Bob McHugh

Dave Leh, P.E. – Gilmore & Associates;
Sheila Fleming, Senior Planner – Brandywine Conservancy

Bob Schoenberger called the meeting to order at 7:35 p.m.

Brandywine Springs Farm – Final Subdivision/Land Development Plan

Matt Houtmann of G.D. Houtmann recalled the details of the Final Subdivision and Land Development Plan for Brandywine Springs Farm (the Shea farm), located on Park Road: the property is 56 acres in total and is proposed to be subdivided into 8 lots – the existing homestead with 16 acres is Lot #1, along with 7 new oversized lots. The Plan proposes on-site wells and septic systems, and a private roadway/cul-de-sac (1200'). The roadway has been relocated toward the west, intersecting Park Road at Moore Road. The Plan received Conditional Use Approval and Preliminary Subdivision/Land Development Approval. Applicant is seeking a recommendation for Final Approval and waivers from providing public water to the Lots and from providing additional plantings along Park Road.

Mr. Houtmann addressed comments in the Consultants' review letter. A Homeowners Association Declaration has been submitted for the Township's review. It was determined the Declaration should include *that the Homeowners Association* is responsible for the Trails along the Turnpike and along Park Road. Extending water supply from the water main at the Turnpike bridge would cost in the vicinity of \$200,000 and the Applicant continues to propose on-site wells. The culvert has been enlarged; Columbia Gas has provided a letter of "no comment" and the Applicant awaits the same from Sunoco. Dependent on the associated costs, either a steel-backed wood guiderail or a "rustic" metal guiderail will be installed at the culvert. The Plan notes will be revised regarding sight distance, the traffic impact fee is acknowledged, street trees will be provided along the private road (but not along any other area), trail easements will be granted and graded properly but the Applicant doesn't want to provide the screening – they believe the individual homeowners should address that item as they see fit.

Jim Dewees was pleased with the low density development; Joe Stoyack reiterated the Applicant will comply with Gilmore's review letter except for providing public water and the vegetative screening along the trails, and the existing driveway will be accessed from the new roadway; Chad Adams strongly suggested providing at least 1 fire hydrant somewhere near or on the private road.

Jim Dewees moved, seconded by Sally Winterton, to recommend Final Approval contingent upon public access to the trails and that the public water supply be further reviewed. The Motion carried with 3 ayes and 2 nays (Stoyack, Adams).

Chad Adams moved, seconded by Joe Stoyack, to recommend Final approval contingent upon the conditions in the review letter and extending public water into the subdivision to supply at least one

fire hydrant. The Motion did not carry: 2 ayes (Adams, Stoyack), 2 nays (Schoenberger, Dewees), and 1 abstention (Winterton).

Mr. Houtmann thanked the Commission for their consideration of this project.

Byers Station / Ewing Barn

Bob Schoenberger asked Mary Lou Farrow for an update regarding Toll Brothers' request to demolish the "Ewing Barn" in Byers Station, which was to be renovated for the second Byers Station Community Center and swimming pool. Mary Lou advised that a formal request to demolish the barn would require re-opening the Conditional Use and the Developers don't want to do that. The barn continues to deteriorate. The Township should require the Developers to preserve the structure. Isn't there an ordinance that requires property owners to maintain their property, to keep it safe?

Simona, who lives in Byers Station, has heard the promises for this second pool, plus a baby pool, for the existing Byers Station residents. Evidently the West Vincent Township residents will also use this community center and pool. Will the facility be large enough? If Toll doesn't want to renovate the building and just build a larger pool, where will the second clubhouse be located? This also impacts the use of the old farmhouse and springhouse on or adjacent to this parcel. Toll should have to show the Township what they'd like to do.

Brandywine Struble Greenway Planning Project

Sheila Fleming presented** the Brandywine Struble Greenway project, a regional, inter-municipal, 2-year planning initiative. The Greenway covers 30 miles, from Chadds Ford to Honey Brook. Along the way some areas are already protected but there are gaps, and trails planning is scattered. Conservation, natural resource protection, transportation by trails or water will be encouraged. Incorporation of the various Municipalities' comprehensive plans and open space plans. The planning will encourage "best land management practices". Property owners will not be forced into anything. This 2-year planning project, coordinated by Brandywine Conservancy, is funded by a Grant – no cost to the Municipalities. Some mapping has begun, visioning workshops will be scheduled. Four Townships have adopted resolutions stating they'll participate in this inter-municipal initiative. Each interested Township will appoint a representative who will act as liaison between Brandywine Conservancy and the Township, and actively participate in the workshops. Once the planning project is completed, each Municipality will determine what recommendations to act upon and when, according to their own unique situation. The group was supportive of the project.

(** the presentation was made using the new ceiling mounted projector and screen.)

Approval of Minutes

Jim Dewees moved, seconded by Joe Stoyack, to approve the October 7, 2010 Planning Commission meeting minutes. The Motion carried unanimously.

Open Session

Sally questioned the legality of the temporary sign at the Lexus dealership.

Bob announced the next Planning Commission meeting of January 6, 2011. The 2011 meeting night may change to the second Thursday evening.

The Village Concept Committee will continue to meet at the Historic Commission's time: 7:00 p.m. the 4th Monday of the month.

Adjournment Joe moved to adjourn the meeting at 9:12 p.m. So moved.

Respectfully submitted,
Gwen A. Jonik,
Planning Commission Secretary