



UPPER UWCHLAN TOWNSHIP
Planning Commission
March 10, 2011
Regular Meeting -- Minutes

Approved April 14, 2011

In Attendance: Bob Schoenberger, Sally Winterton, Linda Layer, John McTear, Jim Dewees

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

Byers Station / Ewing Recreation Center and Pool # 2

Tom Kessler, Division Vice President (Chester County) -- Toll Brothers, and Alyson Zarro, Esq. - Riler Riper Hollin & Colagreco – were in attendance representing Byers Group II.

Approximately 15 Byers Station / Ewing residents were in attendance.

Bob Schoenberger asked if there had been any revisions to the proposed Recreation Center and Pool Plan or if any further details were available since last week's special workshop regarding the Byers Group II application to amend the Conditional Use Approval in order to ask permission to demolish the Evans Barn and build a new Recreation Center instead of refurbishing the Barn.

Mr. Kessler displayed a drawing that included a greater level of engineering notation regarding setbacks and square footage, titled "Proposed Clubhouse and Pool" and dated March 4, 2011. Byers Group II can build, from an engineering standpoint, what is proposed on this Drawing which is a Clubhouse totaling @ 4,900 SF and a 83' x 53' Pool. The Drawing includes the same amount of parking from the originally approved Plan, shows the adjacent overflow parking area in West Vincent Township, a fenced picnic area, a fenced baby pool (20' round), and a separately fenced Tot Lot play area.

Jim Dewees asked of the Byers Group's plans for the farmstead at the other end of Eagle Farms Road, which is a part of the Ewing Tract development, as perhaps that property could also accommodate a community facility. Ms. Zarro advised that property has a Restrictive Covenant as well and the plan is to sell it as a single-family residential property.

Residents offered the following comments:

- A nice, large, 2-story Clubhouse is desired, and provides a good revenue source for the HOA;
- Hopefully the new facility's exterior carries the historic character of the barn;
- Provide large locker rooms;
- Provide all amenities originally promised, including a nice gym/work-out area;

Mr. Kessler advised the exterior will include stone, siding, dormers, a cupola, and blend the new materials and "old" design; the locker rooms will be adequately sized; and all amenities initially approved are included, plus several additional items.

Jim Dewees recognized the residents' comments that they would like this project to move along but he believes that retro-fitting the existing barn won't provide a large enough facility to adequately serve this development, that a third facility should be provided.

Mr. Dewees moved that the Planning Commission recommend to the Board of Supervisors that the Supervisors deny the Application to open and amend the Conditional Use Approval, require the Byers Group to continue with the original approved plan to refurbish the Evans Barn, and suggest

Byers Group use the other Eagle Farms Road farmstead as another community facility. The Motion was not seconded.

John McTear moved that the Planning Commission recommend to the Board of Supervisors that the Board open the Conditional Use Approval and consider the amendment regarding the barn demolition with the condition that Plans must be reviewed by the Planning Commission. Linda Layer seconded the Motion, then asked for clarification regarding the conditional use process.

Bob Schoenberger advised that the Board of Supervisors will open a Hearing, testimony regarding the barn and development of that parcel will be heard, and the Supervisors will decide whether or not to grant permission to demolish the barn.

Linda Layer suggested John's Motion be revised to recommend to the Board of Supervisors that if the Board decides to grant the demolition request, their Approval should include conditions that final engineered plans, construction and/or building permit plans should be subject to review and comment by the Township's Consultants and brought to the Planning Commission before approval.

John McTear accepted the Revised Motion, and the Revised Motion carried with 4 ayes, and 1 opposed (Deweese).

Bob Schoenberger advised a Conditional Use Hearing has been scheduled for the Board of Supervisors -- Monday, March 21, 2011 beginning at 7:00 p.m. at the Township Building. The public is invited to attend.

Approval of Minutes

Jim Dewees moved, seconded by Linda Layer, to approve the February 10, 2011 Planning Commission meeting minutes as presented. The Motion carried unanimously.

Jim Dewees moved, seconded by Linda Layer, to approve the March 3, 2011 Planning Commission Special Workshop minutes as presented. The Motion carried unanimously.

Open Session

Sally Winterton requested the Planning Commission members receive prior to the Hearing on Monday copies of the Byers Group's Drawing presented this evening.

Adjournment

Jim Dewees moved to adjourn at 8:16 p.m. So moved.

Respectfully submitted,
Gwen A. Jonik
Planning Commission Secretary