



UPPER UWCHLAN TOWNSHIP
Planning Commission
April 14, 2011
Regular Meeting -- Minutes
Approved

In Attendance: Bob Schoenberger, Linda Layer, John McTear, Jim Dewees, Shelly Krockner, Joe Stoyack, and Chad Adams

Bob Schoenberger called the meeting to order at 7:32 p.m.

Greenridge Development – Lot Line Change – Lots 1 and 2

Joe Ryan, Esq. was in attendance representing Moser Builders regarding a minor lot line change to accommodate encroachments from Lot #2 onto Lot #1, reducing Lot #1 by 1,220 square feet. It was not clear why the encroachments occurred. Wilkinson Associates will revise the plan according to Gilmore's review letter and if approved, Joe Ryan will correct and record the Deeds for both properties.

Linda Layer suggested the Plan should be revised to note the existing lot sizes and the proposed new lot sizes, plus show the dimension of the 25' setback outside the roadway curb line. Also, if the sewer easements change, correct the legal description or Deed for that.

Linda Layer moved, seconded by Joe Stoyack, to recommend to the Board of Supervisors that the Lot Line Change be approved conditioned upon Gilmore's April 11, 2011 review letter comments being addressed, as well as the Notes suggested above. The Motion carried unanimously.

Approval of Minutes

Jim Dewees moved, seconded by John McTear, to approve as presented the minutes of the March 10, 2011 Planning Commission meeting. The Motion carried unanimously.

Open Session

Joe and Karen Vaillancourt, Karen Wertz, and another Eagle Hunt/Hemlock Lane resident expressed concern with the noise that will travel up the hill from the second Byers Station/Ewing Community Center and pool, and they would like a condition imposed on the Ewing Developer to plant trees as a buffer. They also wonder what, if anything, is planned for the rocky area between Eagle Hunt and the Community Center. Bob Schoenberger advised that when the Planning Commission views the land development plans, these concerns can be voiced to the Developer at that time.

Bob announced the next Planning Commission meeting is scheduled for May 12, 2011.

Jim Dewees advised that Toll Brothers has not addressed the broken windows at the farm on the West Vincent end of Eagle Farms.

Jim attended Brandywine Conservancy's April 7 meeting regarding improvements to the Brandywine Creek's water quality, such as repair of riparian buffers, planting trees along the streams, installing fencing streamside to keep livestock from standing in it and dirtying it, etc.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 8:18 p.m. So moved.

Respectfully submitted,
Gwen A. Jonik, Planning Commission Secretary