



UPPER UWCHLAN TOWNSHIP
Planning Commission
June 9, 2011
Regular Meeting -- Minutes
Approved (with revisions in italics)

In Attendance: Bob Schoenberger, Sally Winterton, Linda Layer, John McTear, Jim Dewees, Shelly Krockner, Ken Engle

Bob Schoenberger called the meeting to order at 7:33 p.m.

Byers Station Clubhouse II -- Building Permit Application - Review

Alyson Zarro, Esq. - Riley Riper Hollin and Colagreco, attended representing Byers Group II as Tom Kessler - Toll could not attend.

Tom Kessler had provided the Planning Commission with the drawings that accompanied the Clubhouse #2 building permit application, which were submitted to the Township Building Department June 2., in accordance with the recent Evans Barn Conditional Use Decision & Order. The Planning Commission provided comments and questions to Mr. Kessler earlier this week and he provided answers for Ms. Zarro to review the Commission this evening. It quickly became apparent that the drawings provided to the Planning Commission did not include all the sheets that were submitted with the building permit, so quite a few of the Commission's comments would've otherwise been addressed. The Planning Commission held the belief they were going to review a more extensive set of plans as they requested at their March meeting and reiterated at the Conditional Use Hearings.

Ms. Zarro explained that the overall site development was not changing from what the Commission reviewed in March, i.e. parking and structures on the site, and this was strictly the building permit submission for the Clubhouse. She believes there will be separate submissions for the retaining walls and for the pool.

A few additional comments were made regarding bathroom facilities, the utility room access, the capacity of the pool, and clubhouse / pool use regulations.

Ms. Zarro added the Byers Station Master Homeowners Association is working closely with Byers Group II regarding the Clubhouse facilities, and clarified there will be no outside rentals of the clubhouse and pool – only Byers Station/Ewing community homeowners; the timbers from the Evans Barn that were in good condition have been given to the Township, the historic "Marker" will be placed outside the Clubhouse so everyone can view it; the repairs to the springhouse are moving forward and Byers Group will maintain it in the future according to the Conditional Use Decision & Order.

Several Commission members expressed their *disdain* with Toll's lack of following the intent of Agreements and in some cases, not following the letter of the Agreement, *as evidenced by their failure to preserve the historic Evans barn as agreed to in the original Conditional Use Approval for Byers Station. The negligent loss of this historic structure will echo through future generations.*

Sally Winterton moved that the Planning Commission make no recommendation to the Board of Supervisors as the construction documents, which were requested at the March Planning Commission meeting and reiterated at the Conditional Use Hearing, were not provided. Linda

Layer added that she'd also like to see the NPDES permit and structural retaining wall cross sections; Bob Schoenberger added the Planning Commission would like formal answers to questions and comments previously submitted to Mr. Kessler; and Ms. Zarro stated she would add the bathroom setup and pool capacity to that list of questions/comments.

Sally Winterton accepted these additional comments to the Motion, Jim Dewees seconded. The March Planning Commission meeting minutes stipulate what documents the Commission wants to review. The Motion carried unanimously. (Mr. Krockner was absent from the room at this point in time.)

Approval of Minutes

Jim Dewees moved, seconded by Linda Layer, to approve as presented the Planning Commission's April 14, 2011 meeting minutes. The Motion carried.

Open Session

Sally commented CVS delivery trucks do not use the back entrance as they should.

Shelly commented concern for Toll violating their agreements.

Gwen Jonik reminded all of the Township's 3rd Annual Block Party next Saturday, June 18th.

Adjournment

Jim Dewees moved, seconded by Sally Winterton to adjourn at 8:36 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary