



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
January 12, 2012
Minutes

Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Shelly Krockner, John McTear, Chad Adams, Jim Dewees, and Dave Leh, P.E. - Gilmore & Associates

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

Reorganization

Bob asked Gwen Jonik to conduct the nominations for 2012 Chairperson. Jim Dewees nominated Bob Schoenberger for 2012 Chair, Chad Adams seconded the nomination. Jim Dewees moved, seconded by Chad Adams, to close the nominations. So moved. Bob Schoenberger was elected 2012 Chairperson with 6 ayes; no opposed; Bob abstained.

Jim Dewees nominated Sally Winterton for 2012 Vice-Chairperson, Shelly Krockner seconded the nomination. Chad Adams moved, seconded by Jim Dewees, to close the nominations. So moved. Sally Winterton was elected 2012 Vice-Chairperson with 6 ayes; no opposed; Sally abstained.

Jim Dewees nominated Gwen Jonik for 2012 Planning Commission Secretary, Joe Stoyack seconded. Gwen was unanimously elected 2012 Secretary.

Hankin/Bentley - Building Height Conditional Use Application

Neal Fisher, P.E. – Hankin; Denise Yarnoff, Esq. – Riley Riper Hollin Colagreco; David Hollister – Bentley and Jeff Bartlett – Bentley were in attendance.

Neal Fisher presented the conditional use application seeking approval for a building taller than 35' within the Planned Industrial (PI) District. Upper Uwchlan Township recently amended/clarified the building height Ordinance whereby buildings in the PI District may be between 35' and 45' with conditional use approval. Neal displayed an overview of the Eagleview Corporate Center, a concept drawing and a cross-sectional view of the proposed 3-story building: 44' tall including (3) 14' floors – 9' ceilings plus 5' for plumbing and heating infrastructure -- and a 2' parapet to hide rooftop solar panel array or HVAC equipment. This will create "Class A" office space as part of Bentley's pedestrian-friendly and "green" corporate campus. The conditional use Public Hearing is scheduled with the Board of Supervisors for January 17, 2012. The Applicant seeks a favorable recommendation from the Planning Commission. Hankin will proceed through Land Development approval once the Conditional Use Decision & Order is rendered.

Several Planning Commission members were concerned with the taller building height in relation to the neighboring homes; what was the total height including the solar/HVAC equipment; is there adequate fire fighting equipment available; watch front and side yard setbacks; various grading issues.

Neal Fisher responded there are quite a few buildings in Eagleview (Uwchlan Township) that are 35', with some as tall as 65' so this will not look out of place; Hankin will comply with the building height Ordinance; Lionville Fire Company has appropriate equipment but the project will be reviewed by emergency services during the land development process, as will setbacks and grading issues.

Jim Dewees moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that they conduct a public hearing and approve the building height up to 45' tall. The Motion carried with 6 ayes and 1 opposed (Adams).

Car Sense – Preliminary / Final Land Development Plan

Melissa Luperi, Car Sense - Assistant Vice President of Real Estate and Site Development and Brett MacKay, Chester Valley Engineers were in attendance.

Brett MacKay presented a land development plan for a 40' x 100' expansion of the current Car Sense showroom and service building in order to enlarge the service work area. The expansion will include relocating the service department offices, the waiting area, and add 3 more service bays to the existing 19. No additional employees will be hired.

The Planning Commission is concerned about increased traffic and congestion via the single access on Route 100, perhaps a new traffic study would be helpful; the Plan doesn't reflect the current Route 100 lane configurations; ten parking spaces will be deleted – for employees or customers; will there be a change to service hours; what is the increased impervious surface percentage; the Plan shows tanks being removed – what type; trail easement along Route 100 isn't shown.

Mr. MacKay and/or Ms. Luperi responded that the addition is to increase their service department functionality, and perhaps increase service business minimally; there is plenty of parking remaining for employees and customers; the average number of cars serviced on a daily basis was not known; and the tanks being removed are the used oil holding tanks.

Dave Leh was asked to review the Plan and provide comments for the Commission's February 9 meeting; Gwen Jonik was asked to provide the original traffic study for Car Sense.

Alternative Energy System Ordinance – October 14, 2011 Final Draft

John Good's October 31, 2011 comments regarding Joe Stoyack's October 14, 2011 Draft of an Alternative Energy System Ordinance were reviewed and discussed:

Paragraph 5b - shall remain as drafted;
Paragraph 5c and 6f - should refer to setbacks as applicable to accessory structures;
Paragraph 8 – add text "Except for geothermal systems..."

Joe Stoyack moved, seconded by Shelly Krockner, to revise the October 14, 2011 Draft as discussed above and recommend adoption by the Board of Supervisors. The Motion carried with 6 ayes and 1 opposed (Dewees).

Approval of Minutes

Jim Dewees moved, seconded by Chad Adams, to approve as presented the minutes of the November 10, 2011 Planning Commission Meeting. The Motion carried unanimously.

Open Session

Shelly questioned the status of Toll's conditional use application for the Frame Property. Dave Leh advised Toll withdrew the application for modifications.

Jim commented the Byers Station / Ewing Clubhouse # 2 seems small.

Bob reiterated the next Planning Commission Meeting is scheduled for February 9, 2012.

Adjournment

Jim Dewees moved, seconded by Joe Stoyack, to adjourn at 8:45 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary