



UPPER UWCHLAN TOWNSHIP
Planning Commission **WORKSHOP**
May 3 2012
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Jim Dewees, Joe Stoyack, Ken Engle, and Chad Adams (late arrival)

Historic Commission Members: Mary Lou Farrow, Nancy Copp

Bob Schoenberger called the workshop to order at 7:40 p.m.

Frame Property – revised Conditional Use Plan -- review

Reviewed Toll Brothers' submission of Conditional Use Plans for the Frame Property, dated February 2012 and last revised April 6, 2012.

First topic of discussion was the size of a Tot Lot, in answer to a discussion with the Developer during the last Planning Commission meeting. Internet searches of 'tot lot best practices' resulted in the following information: a tot lot should be one-half acre in size; a tot lot should be available within 800' of every house in a development.

Residents are forced to get in their car and drive to a recreational facility when adequately sized or an adequate number of recreational areas/playgrounds are not provided within a development. Also, there should be different areas of playground equipment to serve different age groups. What is the size of the area covered by Lots #30-38 on this Plan? Due to their central location, those lots should be used for tot lot, playground, open recreation area, as that would benefit the residents' health and safety. Final thoughts were to recommend (3) separate 1-acre lots throughout the development.

Usable, and accessible, open space was discussed. Once accessibility to the usable open space is accounted for, and wetlands acreage is subtracted, there appears to be about 12 acres of usable, accessible open space.

The negative financial impact on the school district was briefly discussed. Other than increasing the commercial presence in the Township, generally speaking, there aren't many options to counteract the negative impact of residential development on the school system.

General consensus is that no new houses should be constructed on the south side of Little Conestoga -- the historic farmstead (house and barn) on Green Valley Road should remain as is, 1 parcel, not subdivided into 2 lots. Was the Plan to service that lot or those 2 lots with public water and sewer or was it going to remain private, on-lot systems? A waiver from developing the parcel on Green Valley Road may need to be sought.

The Commission discussed the requirement of on-site wastewater disposal. Toll has proposed pumping to the Route 100 treatment plant via a force main and using their excess capacity in existing disposal fields at other sites. The Planning Commission strongly opposes this idea, unless it's clearly determined to be of greater benefit to the Township to waive that requirement.

Road-related discussion followed. The Commission believes a single access road, especially over 500 feet long, for over 60 homes is not adequate. The road width should be the required 32 feet. Will the driveways be long enough to park several cars off the street? Has the increased traffic impact on Little Conestoga Road, especially heading east toward Eagle, been adequately evaluated? The speed limits for the road are not followed, averaging @ 52 mph, and the hills and curves impact sight distance. Speed, coupled with the increased traffic volume, needs to be addressed. Those two factors will also make pulling out from Darrell Drive / Buckingham onto Little Conestoga quite difficult. There had been discussion, when Darrell Drive was being approved years ago, of making that intersection a 4-way stop sign. Is that being taken into consideration?

The Historic Commission offered comments regarding the historic property on Green Valley Road. The Historic Commission, as well as Wise Preservation Planning, had reviewed the Plans and viewed/evaluated the exteriors of the buildings. The parcel containing the farmhouse, barn and other outbuildings should remain as 1 lot for sale. A new home on another Lot at that location would overshadow the farmhouse. The barn has been neglected and fallen into disrepair, but could be salvaged, renovated. Perhaps the buildings could be adapted for re-use, such as for use/lease by organized athletic teams. The Historic Commission will provide a formal letter.

The Planning Commission reviewed the waivers requested by Toll and would not be in favor of the Supervisors granting the waivers as written (i.e., the waiver regarding sidewalks on just one side of the street would be agreeable if the sidewalks are at least 5 feet wide).

The Planning Commission will provide the Board of Supervisors with formal recommendations for their consideration in preparation for the Conditional Use Hearing, not yet scheduled.

The Planning Commission will meet for their regular meeting May 10, 2012 – 7:30 p.m.

The Workshop was adjourned at 9:20 p.m.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary