



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
May 10, 2012  
Minutes  
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Shelly Krocker, Joe Stoyack, Ken Engle, Chad Adams, Linda Layer, Dave Leh, P.E., - Gilmore & Associates

Invited Guests:

Tony Robalik – Brandywine Conservancy,

Bob Schoenberger called the meeting to order at 7:36 p.m. as a quorum was present. Tony Robalik had not yet arrived so Bob moved to the next item on the agenda.

Bentley Systems – Hankin Group – Land Development Plan Review

Neal Fisher, Hankin Group, presented a Land Development Plan dated April 5, 2012 for Eagleview Corporate Center Lot #5 Bentley Systems, proposing construction of a 3-story, 45-foot high office building on the 6-acre parcel on the north side of Township Line Road. Bentley Systems has 2 office buildings on the south side of the road and that portion of Township Line Road will be closed to vehicles, creating a corporate campus.

The Plan was reviewed by Township Consultants and Pennoni Associates for traffic items. Mr. Fisher commented on the following 3 items:

1. requested a waiver to submit the plans on 30" x 42" sheets, larger than required
2. requested a waiver from requirement of providing a public water supply study; submitted Aqua PA's supply letter instead.
3. in response to Sheila Fleming's comment regarding public use of the walking trail through the campus, Hankin does want connectivity with Eagleview Corporate Center's trail system along the roadway. Hankin proposes constructing the typical asphalt multi-use trail around the perimeter and a concrete sidewalk through the campus. It won't prevent public use, but doesn't encourage it either.

When asked for a summary of the traffic study results, Neal explained that certain intersections will be monitored throughout Eagleview, particularly Stockton and Pennsylvania Drive, and Stockton and Rice. When Lots 10 and 11 are built out, that will trigger monitoring. Most likely Stockton, Pennsylvania and Township Line Road will become a 3-way stop intersection. A trail will be built along the north side of Township Line Road.

Hankin/Bentley will take the next few weeks to address the comments in the Consultants' review letter and will submit revised plans, most likely for the July meeting. Mr. Fisher confirmed the building height will be 45' (3 – 15' floors) as approved by Conditional Use, and Bentley owns the lots and the buildings.

Mr. Fisher requested recommendations on the waivers. Linda Layer moved, seconded by Joe Stoyack, to recommend approval of the waivers regarding plan sheet size and public water supply. The Motion carried unanimously.

Tony Robalik had not yet arrived so Bob moved to the next item on the agenda.

Frame Property – Toll Brothers: Revised Conditional Use Plan

Alyson Zarro, Riley Riper Hollin and Colagreco and Walt Schwartz, Toll, were in attendance. Ms. Zarro asked for comments regarding the revised Frame Property plans reviewed by the Commission at their May 3 Workshop and after their review of the Consultants' comment letter dated May 3, 2012.

Bob Schoenberger advised that the recommendations to the Board of Supervisors included in the Consultants' review letters and within the May 3, 2012 Workshop Minutes encompassed the Commission's comments.

Linda Layer asked if Toll would address the comment regarding the definition of usable open space and accessibility to that space. Ms. Zarro explained it was a comment that may not necessarily need to be addressed.

Ms. Zarro commented that Toll might revise the plans for the June Planning Commission meeting.

Gwen Jonik advised the Conditional Use Hearing will most likely be scheduled for June 18.

Bob Schoenberger advised the Commission will provide formal written recommendations to the Board of Supervisors and will attend the Conditional Use Hearing to provide testimony.

Comprehensive Plan – Review, Update:

Tony Robalik apologized for his late arrival due to traffic issues on Route 202. He distributed a revised meeting schedule which meets the goal of completing the Comprehensive Plan update by early 2013. A draft of Chapter 2 Objectives had been previously distributed and the Commission commented as follows:

1. Land Use –since the Township is rather built-out, the focus should shift to redevelopment and the Village areas. Public sewerage is going to be the hot topic. Tony advised they're currently working on demographics and population studies.
2. Cultural & Historic Preservation – Byers "Hamlet" should be changed to Byers "Village", as is historically correct. Village "Master" Plan is an appropriate title.
3. Housing – additional high-density housing is not favored, especially without improved accessibility to public transportation or an expanded sewer treatment system. This section may be removed in future discussion.
4. Economic Development – need ideas for retaining existing businesses and attracting new businesses.
5. Transportation – continue working on linking trails and biking/hiking with neighboring Townships, continue endeavors toward expanded public transportation, continue connecting sidewalks and trails.
6. Infrastructure – wastewater, water supply, recycling, etc. No comments.

7. Energy conservation – will review comments made during the County's review of the Alternative Energy System Ordinance draft.

#### Approval of Minutes

Shelly Krockner moved, seconded by Sally Winterton, to accept as presented the minutes of the April 12, 2012 Planning Commission meeting. The Motion carried unanimously.

Sally Winterton moved, seconded by Linda Layer, to accept with a minor correction the minutes of the May 3, 2012 Planning Commission workshop. The Motion carried unanimously.

#### Open Session

Gwen Jonik called attention to an article titled "What is Open Space", recently published in the State Association's monthly magazine. She also called attention to the Township's 4<sup>th</sup> Annual Block Party which begins at 6:00 p.m. June 16.

Ken Engle commented on whether the Byers Station/Ewing Clubhouse #2 is being built to the size approved on the plans, and whether the fencing along the road will be the black fence as on the retaining wall. Dave Leh will check with Al Gaspari.

Linda Layer announced that she is moving out of the township June 15<sup>th</sup> and is relocating to West Chester.

#### Adjournment

Chad Adams moved, seconded by Sally Winterton, to adjourn at 8:50 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary