



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
July 12, 2012
Minutes
Approved

In Attendance:

Bob Schoenberger, Shelly Krocker, Joe Stoyack, Jim Dewees, John McTear,
Dave Leh, P.E., - Gilmore & Associates, Cary Vargo – Township Manager

Bob Schoenberger called the meeting to order at 7:30 p.m. as a quorum was present.

Comprehensive Plan Update

John Theilacker, Brandywine Conservancy, provided updated Township demographics (population, income, education, housing diversity) via a Powerpoint presentation. A few highlights: compared with our neighboring Municipalities, Upper Uwchlan: had the second highest population growth rate 1960-2010; has the youngest median age (36-38 years old); the highest number of homes built since 2000; the highest income per household; has a fairly strong showing of professionals or those with Master's Degrees. Our population projections for 2010-2030 may be skewed due to the large increase over the last 10 years. This figure will need to be discussed and adjusted prior to incorporating into the Comprehensive Plan.

John distributed a "Current Land Use" map dated July 11, 2012; a "2012 Build-out Analysis" Draft Map dated June 26, 2012; and a "Village Planning Area" map dated February 4, 2011. Total Township acreage, including Marsh Creek State Park, is 7,505. Approximately 1,300 acres remain open or undeveloped. The Build-out analysis map identified 21 parcels potentially available for some sort of development. On-lot water and septic vs. public water and sewer affect build out options. Matt Brown will attend the August Planning Commission meeting to provide input regarding public sewer projections. The Village Planning Area map has assisted the Village Concept Committee while creating a vision for the future of Eagle and Byers Villages. There are many undeveloped/underutilized parcels that have potential for re-development. The Planning Commission will review the maps and data and discuss at greater length at the August meeting.

Hickory Park - Field #1 Lighting Proposal

Tom Graybill, and Todd Cottingham of GEYA Little League were in attendance to introduce a proposal to install lighting at Field #1 in Hickory Park. Field #1 is the field most used by the GEYA program and would like to increase the playing time and safety of the field. GEYA is offering to provide 100% funding of the installation. They are proposing lighting similar to that at Fellowship Fields, following the same use and timing regulations. Using the web-based system, the lights can be programmed for automatic timing and can be accessed on an as needed basis weather conditions warrant. Matt Sterner of Musco Lighting presented the technical information – 4 poles, 60' height, 4 lights per infield pole, 5 lights per outfield pole – meets Little League Standards. The type of lights proposed use 40% less lights, reduces glare, saves energy, has tight control on the direction of the lighting – no spillover to the neighbors or the Turnpike. Illumination equals 50 foot candles for the infield and 30 foot candles for the outfield.

Cary Vargo advised that the Lighting Plan will be reviewed by the Township's Lighting Consultant, the Turnpike Commission, and the Park's neighbors will be notified so they can provide input.

The Planning Commission would then be asked to provide a recommendation to the Board of Supervisors.

Cary also advised that GEYA has offered to fund the installation of an irrigation system for the 3 grass fields at Fellowship Fields.

Wawa – Land Development Plan – Diesel Fuel Modification

Michael Gill, Buckley Brion McGuire Morris and Sommer; Kristin Ritz, Wawa; and Ron Klos, P.E., Bohler Engineering were in attendance to present Land Development Plans to add 2 diesel fuel pumps to the Wawa at Ticonderoga Boulevard and Pottstown Pike. The diesel fuel market is increasing for passenger cars and pick-up trucks. Wawa proposes converting 2 of the gasoline-only pumping areas to 2 multi-product pumping areas, to include 1 diesel pump at each area, and adding one underground diesel fuel tank. These pumps would service UPS-sized trucks or smaller vehicles at this time. It is not intended for tractor trailers. The pricing signs would be modified to include the diesel price while remaining the same size. Joe Stoyack didn't favor the pumping areas selected as they are in the middle of the circulation pattern and typically congested.

Jim Dewees moved, seconded by Shelly Krockner, to recommend the Board of Supervisors grant approval of the installation of diesel two multi-product pumps and the underground fuel storage tank. The Motion carried with four in favor and one opposed (Stoyack).

Eagleview Corporate Center Lot #5 – Bentley Systems – Revised Land Development Plan Neal Fisher, P.E., Hankin Group, was in attendance to review the Land Development Plans revised June 14, 2012. Neal advised they will comply with all comments detailed in Gilmore and Associate's letter of July 6, 2012. He also commented that Hankin Group has been working with an adjacent property owner to extend the multi-use trail along West Township Line Road to Kendra Drive. Mr. Fisher requested an approval recommendation.

Jim Dewees moved, seconded by John McTear, to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for the Bentley Systems Land Development Plan as revised June 14, 2012. The Motion carried unanimously.

Frame Property – Conditional Use Plan - Update

Alyson Zarro, Esq. – Riley Riper Hollin and Colargreco; Paul Boettinger – ESE Engineering; and Mike Downs – Toll Brothers were in attendance to review the following revisions to the Conditional Use Plan for the Frame Property, in preparation for the July 16, 2012 Public Hearing.

Revisions include: the addition of a second area of open space to the northern development which will include a tot lot; sidewalks have been widened to 5'; the riparian buffer has been increased (to be maintained by the HOA); and sight distance has been improved. Lot sizes are ¼ - ½ acre; the tot lot is @ ¼ acre in size.

Commission members made comments regarding the minimal recreation areas being provided, the homeowners should not have to cross Little Conestoga to access recreation areas, and outdated Township or State traffic regulations do not match the current conditions on Little Conestoga Road.

Bob Schoenberger advised that the Planning Commission would make a recommendation to the Board of Supervisors, in person, at the July 16 Hearing.

Alternative Energy System Ordinance

The County Planning Commission reviewed the February 2012 Draft of the Ordinance and offered several suggestions. Following discussion, the Commission concluded that the situations alluded to in the County's suggestions could be remedied by Applicants using the conditional use process.

Jim Dewees moved, seconded by Joe Stoyack, to recommend to the Board of Supervisors that they process the Ordinance for adoption. The Motion carried unanimously.

The Planning Commission thanked Joe Stoyack for drafting this Ordinance.

Approval of Minutes

Bob Schoenberger moved, seconded by Shelly Krockner to approve the May 10, 2012 Planning Commission Meeting Minutes. The Motion carried unanimously.

Bob announced the next meeting is scheduled for August 9.

Open Session

Bob encouraged everyone to attend the July 16 Conditional Use Hearing regarding the Frame Property. The Hearing begins at 7:00 p.m.

Adjournment

Joe Stoyack moved to adjourn at 9: 30 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary