



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
August 9, 2012
Minutes

Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Shelly Krockner, Jim Dewees, John McTear, Chad Adams

Invited Guests:

Matt Brown – ARRO; John Theilacker and Tony Robalik – Brandywine Conservancy;
Kathy McCarthy – Chester County Planning Commission

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

Eagleview Corporate Center Lots 10-11

Neal Fisher, P.E., Hankin Group presented redesigned land development plans, dated August 2012, which will merge Lots 10-11. Jack Purcell – Hankin Commercial Leasing/Sales was also in attendance.

Lots 10-11 encompass 22 acres between Sierra and Arrowhead Drives in Eagleview. ViroPharma currently has a 78,000 SF office on Lot 10. Lot 11 was approved years ago for 2 “flex” buildings totaling 58,000 SF but nothing has been constructed. This redesigned Plan proposes an expansion of ViroPharma by combining Lots 10-11 and constructing an attached 1-story 70,000 SF office building. This site is not for manufacturing nor warehousing. Parking will be increased to 283 spaces, the driveway connects the cul-de-sacs, this Plan has less impervious coverage than the previously approved Plan so the 3 storm water basins are more than adequate storm water management.

This Plan proposes an approximate 450’ extension of Sierra Drive, for improved access to Eagleview Lot 1 in the future.

Chad Adams moved, seconded by Sally Winterton, to accept the revised Land Development plans for review by the Township Consultants. The Motion carried unanimously. The Consultants’ comments will be reviewed at the September Planning Commission meeting.

Comprehensive Plan Update

John Theilacker of Brandywine Conservancy, presented several population projections for 2010-2030, based on the past decade of growth, which is unrealistic. The Delaware Valley Regional Planning Commission’s projection of 15,544 in 2030 (+4,000 residents or 25% increase), while slightly high, seemed the most reasonable projection for planning purposes. Based on the 2010 census, Upper Uwchlan currently has 3.06 people per household.

The Commission reviewed the “Build-out Analysis Map - 2nd Draft” which delineates 21 developable properties. The chart subtracts wetlands and steep slopes (25% or greater) to more accurately project maximum build-out. Also taken into consideration were soils for on-site disposal of treated wastewater, assuming the developable parcel is in the Open Space Design zones.

Calculating maximum build-out of the 21 parcels, with traditional zoning there’s the potential for 140 units; with Open Space Design – 543 units. Public sewer would be needed.

Matt Brown provided a history of the current public wastewater facilities – 7 wastewater treatment plants, 6 were built by Developers for their specific subdivision (St. Andrews, Eaglepointe, Greenridge, Lakeridge, Marsh Harbor, Saybrooke). The Route 100 facility is the only one that can be expanded. It is currently approved to treat 300,000 GPD in each of 2 phases. Disposal is permitted at 467,400 GPD.

Phase II of the Route 100 facility will provide 60,000 GPD for the Township's disposal needs (Village of Eagle, older subdivisions with failing on-site systems, future development). The Township is currently using 15,200 GPD, leaving 45,000 available (40,000 for Villages of Eagle and Byers, following south along Route 100 to the Township border, and 5,000 for other areas.) The Township is obligated to purchase excess treatment capacity from the Route 100 Developers group. Every disposal field has excess disposal capacity.

Matt advised the primary focus of the Township's Municipal Authority is to provide public sewer service to existing homes with failing systems ahead of new developments. If those existing homes aren't near public sewer lines, the costs are prohibitive to homeowners. The homeowner has to pay to connect to the sewer lateral, and a tapping fee (for the infrastructure).

Discussing the build-out of Eagle and Byers Villages, public sewer availability would enhance the in-fill and redevelopment potential. A "Village Planning Area In-Fill/Redevelopment Parcel Map" was distributed. There is the potential to double the number of units in the Villages.

John Theilacker advised that for the September meeting, John Yurich of McMahon Associates will join him to discuss transportation and Tony Robalik will cover water supply.

Route 100 Corridor – Zoning Amendment Potential

Bob Schoenberger provided a brief history of what had been the vision for zoning along the Route 100 corridor during the period of time when Byers Station and Windsor Ridge were proposed and going through land development approvals, mainly commercial, retail or planned industrial/office. Commercial and retail parcels were proposed along the Route 100 frontage of both Developments. Zoning along the corridor today includes residential, commercial/village, and limited industrial. Discussion included: 1) amending the zoning to remove the residential district(s) and expand the commercial and planned industrial/office districts; 2) could residential be considered through conditional use; 3) what area should be included [all Route 100 frontage through Township or just a portion thereof]; 4) should there be a specified setback that should be commercial/planned industrial/office.

Discussion concluded as Jim Dewees moved, seconded by Chad Adams, to recommend to the Board of Supervisors that the zoning along Route 100, from Station Boulevard heading north to the Township border, should be amended so that every property that fronts on Route 100 should be zoned commercial and planned industrial/office for the full depth of that property. The Motion carried unanimously.

Trail Connections

The Planning Commission reviewed the aerial "Trails Map" and rough construction estimates for the top 5 prioritized trail connections in or near the Village of Eagle. The Village Concept Committee, which includes Historic Commission and Planning Commission members, as well as local property owners and business owners, believe connecting the existing trail segments in/around the Villages are an important piece to future development of the Villages as well as promoting a sustainable community (all inclusive modes of safe transportation). The Commission agreed with the prioritization and would like the Board to prioritize these important connections by including the connections/construction estimates in the 2013 Budget.

Shelly Krockner moved, seconded by Sally Winterton, to recommend to the Board of Supervisors Trail Link Priorities #1-#4 be considered and included in the 2013 Budget. Consideration of Link #5 can be delayed until 2014. The Motion carried with 5 in favor and 1 opposed (Deweese).

Approval of Minutes

Sally requested and received a brief summary of the discussion regarding lighting at Hickory Park.

Jim Dewees moved, seconded by John McTear, to approve as presented the minutes of the July 12, 2012, Planning Commission meeting. The Motion carried unanimously.

Open Session

Sally commented that temporary sign enforcement is not consistent.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 9:35 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary