



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
November 14, 2013  
Minutes  
Approved

In Attendance:

Bob Schoenberger, Jim Dewees, Shelly Krockner, Chad Adams, John McTear, Derald Hay, MaryLou Lowrie – Gilmore & Associates, John Theilacker – Brandywine Conservancy, Cary Vargo – Township Manager, Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m. as a quorum was present.

Frame Property – Preliminary Land Development Plan

Mike Downs, Paul Boettinger, and Alyson Zarro were in attendance. Ms. Zarro summarized the Preliminary Subdivision and Land Development Plan for the Frame Property, dated September 30, 2013. Of the 3 parcels involved in the property, all new lots will be developed on the property on the north side of Little Conestoga Road. The middle parcel, on the south side of Little Conestoga Road, will contain a wastewater pump station, and be dedicated to the Township or the Homeowners Association. The third parcel, on Green Valley Road, includes the existing farmstead with 5-acre lot and open space. The Tot Lot has been increased in size, as required in the Conditional Use Approval, and while a trail is provided on the north side of Little Conestoga Road, it does not follow along the entire road frontage due to physical constraints. The Plan has been reviewed by Township Consultants.

Discussion included:

1. Has Toll contacted the neighbors who were concerned with the landscaping/buffer? *Ms. Zarro had provided Toll's contact information to them; no contact has been made. Mike Downs advised they'll make sure to add more pine trees for additional screening in that area. Toll will install the Tot Lot amenities, and it will be enclosed with fencing, which will provide additional buffer.*
2. Ms. Zarro advised Toll will comply with all of Gilmore & Associates' comments; the soil infiltration testing will take place now that the crop has been harvested; Toll will comply with McMahon Associates' comments, however Toll will seek further information from McMahon regarding handicap ramp locations as PennDOT has recently changed their specifications.
3. Where is overflow parking provided? *Parking is limited to one side of the street, service trucks could park temporarily on the other side.*
4. The storm basin inlet pipes are 36" and 48", flowing into a 4-bay infiltration basin, with 4' high fence
5. The suggestion was made to Toll to extend the public water lines to include the 10-12 homes east of the development on Little Conestoga Road. *Mike Downs knows there's a water main in front of the Frame property but doesn't know where it begins / ends.*
6. Regarding Brandywine Conservancy's comments about the driveway location and configuration of the Green Valley Road farmstead lot, the farmstead lot was increased to 5-acres as required by the Conditional Use Approval, they relocated the driveway to remove it from Turnpike property and the farmstead lot could be re-arranged slightly while providing an access to the remaining open space;

7. Can the 5-acres farmstead lot be subdivided? Ms. Zarro advised it might be possible, but could be deed restricted. The Planning Commission recommends that further subdivision of this parcel be prohibited via a Deed restriction.
8. The historic inventory, most likely by Wise Preservation, will take place within 60 days of Toll settling on the property, as called for in the Conditional Use Approval
9. In reply to several of Brandywine Conservancy's comments: this Plan will not show a trail into Heather Hill as that is not part of this project; Toll proposes fencing around storm water facilities and wetlands, but not at every rear lot line that borders open space. Monuments at each property corner will define the lot lines. It will be the homeowners and Homeowners Association responsibility to monitor encroachment into open space.
10. In reply to several ARRO comments: the parcel located on the south side of Little Conestoga Road will be dedicated to the Homeowners Association, or the Township; and further discussion is needed regarding upsizing the pump station / force main, if adequate reimbursement for future tie-ins outside of this Project is provided.

Derald Hay moved, seconded by John McTear, to recommend that the Board of Supervisors grant preliminary land development approval conditioned on Toll addressing all comments in Gilmore's review letter dated November 6, 2013, and that the Quinns and Clarks are contacted regarding the property-line buffer. Further discussion included reiteration of the suggestion to extend the public water line, concern that the Tot Lot is undersized, clarification that the Homeowners Association's responsibilities will be for the open space and storm water management facilities; roads and paved trail will be offered for dedication to the Township, and the Commission would like to review the Homeowners Association Rules, which Ms. Zarro said would be submitted during Final Land Development Approval.

Derald Hay revised his Motion to include that the two outparcels are to be offered for dedication to the Township and that the Homeowners Association document(s) be submitted for the Commission's review before Final Land Development Approval is granted. The Motion carried with four in favor, and two opposed (Deweese, Krocker).

At Cary Vargo's request, Bob Schoenberger adjusted the agenda order to next discuss the proposed Act 167 Storm Water Management Ordinance. Mr. Vargo summarized the proposed Ordinance introduced at the October Planning Commission meeting: adoption of the County-Wide Act 167 Storm Water Management Ordinance is required by PaDEP/EPA, in compliance with "MS4" and NPDES regulations. The proposed Ordinance is comparable to Upper Uwchlan's existing Ordinance but the requirement for storm water management measures will be when impervious coverage reaches 1,000 SF, reduced from the current 1,500 SF; and impervious coverage will accumulate going forward. Most Municipalities in Chester County are adopting the 1,000 SF, except highly populated boroughs/townships are restricting to 500 SF. The stricter measurements have been discussed by DEP over the last few years, the PaDEP approved the County's Storm Water Management Plan in July 2013, and each Municipality is to adopt an Ordinance (or revise existing Ordinance) by January 2, 2014. The Commission wanted time to more thoroughly review the Ordinance during the month and address questions this evening. The Commission had no questions this evening.

Chad Adams moved, seconded by Derald Hay, to recommend approval to the Board of Supervisors. The Motion carried with 5 in favor, 1 opposed (Deweese).

#### Struble Trail Dorlan Mill Road Trailhead Improvement Plan - Introduction

Derald Hay recused himself regarding this Project as his Firm represents the County.

Kevin Matson of McCormick Taylor and Dave Stauffer of the County were in attendance to introduce plans to improve the Struble Trail Trailhead at Dorlan Mill Road:

1. the property is owned by the County;
2. the existing gravel parking lot will be expanded and paved, with 32 angled parking spaces – 2 ADA spaces, and overall wider than Code to allow for 16' lanes and 10' spaces;
3. the comfort station (wastewater) is proposed to be connected either to the Marsh Creek interceptor or to Uwchlan Township's Municipal Authority system;
4. No lighting is proposed as County Park facilities are open down to dusk (Variance);
5. Several variances are needed for the project so a Zoning Board Hearing application has been submitted.

Bob Schoenberger and Cary Vargo believe there is a connection with the Marsh Creek interceptor – the Township will investigate.

Discussion included:

- A. The parking lot will not be gated, as that would require personnel to lock/unlock. A gate at the trail prohibits vehicular access.
- B. The comfort station will be programmed to lock at dusk. Users can always exit, but entrance is prohibited after Park hours.
- C. Perhaps solar-powered security lighting in the parking area should be provided.
- D. The trail extension north will have to receive PennDOT approval to cross Dorlan Mill Road.
- E. Suggested provision of an emergency phone.
- F. Mr. Matson advised the landscaping plan and storm water management plan include an infiltration bed and rain garden area. The trail will be paved along the parking lot to the roadway. An NPDES permit is not needed as disturbance is < 1 acre, but erosion and sedimentation controls will be necessary and they'll work with PaDEP as required.
- G. The Brandywine will not be redirected.
- H. Mr. Matson advised the project is within the 100-year floodplain and the Plan has been designed to be sensitive to environmental issues while providing an adequate and safe circulation plan.
- I. There is a 3' tall sewer manhole and some utility poles to work around.
- J. Mr. Matson will double check whether paving in a floodplain is permitted.
- K. Mr. Stauffer advised that funding for the project is proposed through County Bond funding. At least 1 Commission member would rather see County funding spent improving roadways.
- L. Mr. Vargo advised annual Struble trail use is estimated at 350,000.
- M. John Theilacker of Brandywine Conservancy advised that a grant application has been submitted to DCNR to extend the Struble trail north to Honey Brook.

Mr. Matson asked that the Commission accept the Plan for Township consultants' review. Shelly Krockner moved, seconded by Chad Adams, to accept the Plan for review. The Motion carried with 5 in favor and 1 opposed (Deweese).

#### Comprehensive Plan –Final Draft dated October 2013

John Theilacker of Brandywine Conservancy was in attendance to distribute the final draft of the Comprehensive Plan dated October 2013 and the errata sheet, which addressed comments from Kathy McCarthy of the County, as well as comments by the Planning Commission over the summer.

Mr. Theilacker asked if there were further questions or comments for discussion. The Commission members commented the document was very professional. Derald Hay requested captions be added to the pictures to provide identification/history and there were instances where punctuation needed to be uniform. On page 13, does provision of wastewater treatment impact the suggested

uses and Mr. Theilacker believed it could, potentially, but the *timing* of the provision was more of an issue than wastewater interfering with the uses.

On page 16, the text in the middle of the page should refer to both Subdivision/Land Development and Zoning Ordinances. Pages 19 through 21 should reference energy and resource conservation, and work with Homeowners Associations to allow for gardens and the like.

John McTear moved, seconded by Shelly Krocker, to distribute to the Board of Supervisors for their review and consideration the draft Comprehensive Plan dated October 2013 and as amended via the errata sheet and this evening's comments. The Motion carried unanimously.

The draft will also be distributed to adjacent Municipalities, the Downingtown School District, and available to the Public for review and comment prior to the Supervisors' adoption of the Plan.

#### Fellowship Fields Field House

Dan Driscoll and Chris Fowler, Marsh Creek Eagles (MCE) representatives, were in attendance to introduce a plan to construct a field house at Fellowship Fields. This project is a joint venture between MCE and Glenmoore/Eagle Youth Association (GEYA). The 2-story, @ 20' x 60' field house would be constructed at the turf field at Fellowship Fields, and includes a concession area, restrooms, storage room(s), press box, a weigh-in room (for Pop Warner football players). The building can't be larger due to physical constraints and to allow for emergency access, deliveries, pedestrian circulation, etc. The existing bleachers would be moved forward, and the existing trailer, blue shed and concession trailer would be removed. The concession trailer provides @ \$8,000 annual revenue. Approximately 300 people attend games. The restrooms are very similar to those at Hickory Park. The building will be heated and have propane for the concessions. The exterior material has yet to be determined. Mr. Driscoll would be the general contractor to coordinate with a roofer, plumber and mason. The majority of the project's funding is by MCE and GEYA, however the Township's assistance is requested for the restroom facilities purchase, installation and connection to the wastewater treatment plant. The building will be on a slab, no foundation. Construction is targeted for June 2014. MCE has requested Gilmore and Associates revise the Fellowship Fields site plan for this project's land development approval process.

The Planning Commission favored the project, however they questioned the 2<sup>nd</sup> floor restroom (ADA?) and suggested the inclusion of radon monitoring equipment.

Jim Dewees moved, seconded by Shelly Krocker, to accept the Field House Plan for review/consideration. The Motion carried unanimously. Mr. Driscoll should return to the Planning Commission when the site plan has been revised, address whether the 2<sup>nd</sup> floor restroom is or can be ADA compliant, and include radon detection.

#### Approval of Minutes

John McTear moved, seconded by Jim Dewees, to approve as presented the minutes of the October 10, 2013 Planning Commission Meeting. The Motion carried unanimously.

#### Open Session:

Jim Dewees questioned the overflow parking area for the 2<sup>nd</sup> community center at Byers Station/Ewing. Tennis and basketball courts have been installed in the area he recalls was supposed to be the overflow parking.

#### Adjournment

Jim Dewees moved, seconded by Derald Hay, to adjourn the meeting at 9:35 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary