



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
February 9, 2017
Minutes
Approved

In Attendance:

Bob Schoenberger, [Chair], Sally Winterton, [Vice-Chair], Joe Stoyack, Chad Adams, Bob Phillips, Jim Dewees, Brett Hand, Jim Shrimp, Gwen Jonik [Secretary]

Bob Schoenberger called the meeting to order at 7:30 p.m.

Reorganization for 2017

Bob Schoenberger asked Gwen Jonik to conduct the election of Chairperson for 2017. Upon a request for nominations, Sally Winterton nominated Bob Schoenberger, seconded by Joe Stoyack. Jim Dewees moved, seconded by Brett Hand, that nominations be closed. Bob Schoenberger accepted the nomination and by unanimous vote was elected Planning Commission Chair for 2017.

Bob Schoenberger asked for nominations for Vice-Chair for 2017. Jim Dewees nominated Sally Winterton, seconded by Chad Adams. Jim Dewees moved that nominations be closed and by unanimous vote, Sally Winterton was elected Vice-Chair 2017.

Jim Dewees nominated Gwen Jonik for Planning Commission Secretary for 2017, seconded by Sally Winterton. Jim Dewees moved that nominations be closed and by unanimous vote, Gwen Jonik was elected Planning Commission Secretary 2017.

Byers Station Parcel 6C – Concept Plan

Greg Stevens, President of Vantage Point introduced the concept of an assisted living facility for Parcel 6C, the currently vacant 4-acre parcel on the northeast corner of Byers Road at Graphite Mine Road. Chase Gunther, Trupert Ortlieb of Signature Realty Advisors, and Kate Sammler of Vantage Point were also in attendance. Mr. Stevens had introduced this concept to the Board of Supervisors at their January workshop.

The following information was provided: Vantage Point has built 10 communities in this region – one of which is Coldstream Crossing/Spring Mill in Kimberton; the market for assisted living is @ 7-mile radius – 60% of those interested in living there will come from or have family living within this radius; this type of facility creates jobs and doesn't substantially increase traffic; Vantage Point also builds 55+ communities, assisted living, personal care, independent living (younger older people who are still driving), memory care (need keypad or access card, outdoor amenities with 6' fencing); the focus here will be assisted living and memory care; they're licensed by the State for assisted living/personal care; Vantage Point is involved in all aspects of development, construction and operation; their offices are in Eagleview Corporate Center; the assisted living apartment has a kitchenette – no stove top or oven because 3 meals a day are provided in the dining room; would propose 90-100 units here between assisted living and the memory care unit; one 3-story building (42' height); .6 parking spaces/unit are shown on the sketch – the average age of their residents is 85 and they're not driving anymore; they offer the largest senior living apartments in the area, some have balconies, plenty of windows so they're nice and bright; 24/7 Nursing staff, emergency call pendants (not pull cords); 3 meals a day; housekeeping; health and wellness programs, spiritual programs, medication management, daily activities; physician and pharmacy services – on-site visits by medical professionals – physical therapy, occupational therapy, etc.; they have a 15-passenger shuttle bus for outside activities/events and a town car for individual transportation; Mrs. Stevens

runs the operations; this would be a joint venture partnership with Signature Realty – Mark Quigley and Trupert Ortlieb -- initial equity to get project built then Vantage Point operates/manages the Community; traffic calculations for this type of use will probably generate 20-30 trips during peak morning and peak afternoon hours; placed on the residential side of Graphite Mine Road, near the Village, trails, etc.

Mr. Stevens has questions about the Parcel and some of the previous conditions of approval, such as the condition that the developer of 6C needs to provide a driveway or access to the adjacent property (Mike Robinson's) through 6C; plans for the wastewater drip fields in the front of that property which necessitates the removal of that driveway; what is the current zoning and what relief/variances would be needed; where are public water and sewer connections; is this parcel's storm water management tied in with the rest of Byers Station. Bob Schoenberger advised Mr. Stevens that he'd need to seek answers from Township Staff.

The Planning Commission members favored the concept; assisted living is or will soon be needed.

Jankowski Property – Revised Sketch Plan

Adam Brower, P.E., E.B. Walsh, presented a revised sketch plan for the Jankowski Tract which is located on Route 100 at the boundary with West Vincent Township. Mr. Jankowski and John Mostellor were also in attendance. The plan has been revised to adjust a connector road between Font Road and Route 100 so that all of the proposed homes are located to the north of the roadway and open space is to the south of that roadway. They are currently investigating off-site wastewater disposal with the Township and Authority. There are 40.6 acres in Upper Uwchlan Township. Base density is 41 lots; with bonus density they are proposing 55 homes – 75' wide lot by 100-110' deep with required setbacks from municipal lines, 28' road widths, sidewalks on one side in the interior and sidewalk(s) on both sides of the connector road. There is minimal open space in the interior – the open space to the south of the road includes a trail, dog park, and an all-purpose field, for the use of the residents of this neighborhood. The open space will be owned and maintained by the Homeowners Association. The connector road will be marked no parking, curbed, and most likely dedicated to the Township. The 28' interior road will most likely be private. It's a very walkable neighborhood. Providing a traffic light on Route 100 was briefly discussed. The Applicant doesn't believe it will be necessary.

The Planning Commission members favored this version over the Sketch Plan presented Fall 2016.

Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the minutes of the November 10, 2016 Planning Commission meeting, as prepared by Sally Winterton and Jim Dewees. The Motion carried unanimously.

Open Session

Boy Scout Shawn Trego was in attendance completing requirements toward earning a badge. Mrs. Trego questioned the trend of newer developments having only one access point.

Bob Schoenberger announced the next scheduled meeting date: March 9, 2017, 7:30 PM.

Adjournment

Jim Dewees moved, seconded by Brett Hand, to adjourn the meeting at 8:36 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary