



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

June 8, 2017

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Bob Phillips, Jim Dewees, Chad Adams, MaryLou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:33 p.m. as a quorum was present.

223 Fellowship Road – Final Land Development Plan - Introduction

Paul Schmidt attended, representing the property owner to introduce a land development plan to construct a 50' x 150' building on property at 223 Fellowship Road. The parcel is 10.48 acres in the Limited Industrial (LI) district with an existing tenant, P. J. Reilly, and the Applicants - Brad and Brian Forcine - use the property on a limited basis. The proposed building, on currently paved area, would house trucks used with their concrete business that are currently stored outside on the site. No hazardous materials will be stored. Lighting is non-conforming but doesn't shine across Fellowship Road. Mr. Schmidt presented a set of exhibits A-1 thru A-10 that included the Application, Plan, and pictures of the existing conditions, including a large storm water swale and basin. The impervious surface will not be increased and percentage of building coverage wouldn't increase to any great degree either.

Three waivers are requested:

1. Exemption from the storm water ordinance;
2. The lighting doesn't spill outside the property and there are no plans to change the 12-16 poles around the property; any lighting on the new building would shine down;
3. Landscape screening – the Applicant would spruce up or fill in the few spots where existing screening is lacking.

Bob Schoenberger commented that since this is a fenced-in facility and if no one is working there at night, perhaps some changes should be made to the lighting to be more compliant with current standards.

Jim Dewees moved, seconded by Sally Winterton, to accept the Land Development submission for Township consultants' review. The Motion carried unanimously.

Black Horse ELU, LLC (Jankowski Tract) Conditional Use Plan

John Jaros, Esq. - Riley Ripper Hollin & Colagreco, Ted Gacomis – E.B. Walsh, and Nancy Yost attended, representing the Developer, Black Horse ELU, LLC.

Mr. Jaros reiterated the Conditional Use Application seeks permission to construct 55 single-family homes and a connector road on the currently vacant (farmed) parcel on the west side of Route 100 at the boundary with West Vincent Township. The homes would be served by public water and public sanitary sewer. A Conditional Use Hearing is scheduled for June 19, 2017.

Mr. Gacomis presented a Plan which was revised according to the consultants' and Planning Commission's reviews in May. Points of interest:

1. The connector road will be 32' wide, with curbing and sidewalk, no parking.
2. The open space parcel is intended to be very informal open space for this development.
3. The only steep slopes are manmade along Route 100.
4. They've had discussions with the Authority regarding public sewer, which will continue to be discussed during the land development process. They'll propose extending public sewer service to Carriage Drive. This property will probably hook into the sewer stub at Milford Road, which would be gravity flow, but there's also a connection under Route 100, from Garrison Drive.
5. There will be a left turn lane into the development from northbound Route 100.
6. There will be a 150' deceleration lane southbound Route 100.
7. This application doesn't meet the qualifications for a traffic signal on Route 100; the Applicant is proposing the Traffic Impact Fee be used toward building the connector road.
8. The interior road has been changed to a boulevard-style entrance. The Fire Company and Township Staff are agreeable to 1 access.
9. The trail layout will meander through the woods at the south end of the parcel. Future sidewalk and/or trail connections would be along southbound Route 100 rather than crossing Route 100 to Garrison Drive, unless it becomes signalized.

Two waivers are requested:

1. Interior roadway width of 28' wide;
2. Sidewalk on only 1 side of the interior roadway.

Planning Commission Members' comments included: the Applicant has tried to address all previous comments, the trail stub at Route 100 should probably remain, and a dog park could be discussed during land development.

Jim Dewees moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that they approve the Conditional Use Plan and grant the 2 waivers requested. The Motion carried unanimously.

Approval of Minutes

Sally Winterton moved, seconded by Bob Phillips, to approve as submitted the minutes of the May 11, 2017 Planning Commission meeting. The Motion carried unanimously.

Open Session

Ray Erfle, Windsor Ridge resident, commented on the Planning Commission's key role in providing recommendations to the Board of Supervisors; suggested the on-line Agenda be expanded to include supporting documents; and asked the height of the existing warehouse at 223 Fellowship Road, if there were plans for a traffic light on Route 100 at Garrison Drive, and if the open space in the proposed development would be open to the public.

Bob Schoenberger announced the next Planning Commission meeting date of July 13, 2017.

Adjournment

Jim Dewees moved, seconded by Bob Phillips, to adjourn the meeting at 8:21 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary