



## UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

July 13, 2017

Minutes

Approved

### In Attendance:

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

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

### McKee-Milford Associates – Revised Preliminary Land Development Plan

Denise Yarnoff, Esq., and Jon Bradbard of Riley Riper Hollin & Colagreco, Kevin McLaughlin and Mark McGonigal of McKee Group, Lisa Thomas, Ted Gacomis, Steve Sauslein, Matt Hammond, Bob and Pat Fetters attended.

Ms. Yarnoff presented revised plans (June 15, 2017) and advised the McKee Group can comply with the vast majority of the comments in the consultants' letter dated July 11, 2017. Discussion was held on the comments that might be of issue:

1. The geometry of the connector road at Prescott Drive will be resolved to everyone's satisfaction.
2. Phase I will be accessed from Milford Road. The connections to the Reserve at Eagle and the Reserve at Chester Springs will be constructed during Phase III, @ 3-4 years later, when the townhouses on the southern part of the tract are being constructed.
3. Zoning. Impervious coverage is very close to 40%. They used the largest unit and included all additions, decks, etc. that would be possible in their calculations so they shouldn't go over that amount during construction. The HOA documents will include language regarding monitoring the impervious coverage – monitored by the Developer, engineer, and Township officer.
4. Zoning. Perpendicular parking on public roads. They'll seek relief through the Zoning Hearing Board for 32 parking spaces. The HOA will be responsible for the maintenance of those spaces, which will be written on the Plan and in the HOA documents.
5. They'll comply with comments relating to steep slopes, storm water, traffic. (Matt Hammond will correct the traffic-related maps that show Station Boulevard connecting with Milford Road.)
6. Confirmed the Planning Commission's previous agreement with sidewalks on 1 side only.
7. They'll seek a waiver to move excess topsoil to another local site and will note that site on the Plan.
8. They'd like to use an alternate material (timber), if possible, for the guiderails (standard galvanized metal) within the development. The Planning Commission had no issue with this as long as the HOA document includes language that the HOA is responsible for the guiderail maintenance.
9. The Township's Fire Marshal and Police Chief have reviewed the Plan. If further review by emergency response providers is desired by the Township, they will comply.
10. They will add the existing springhouse on the Lot with the existing farmhouse, will adjust the open space, if needed, and use split rail fencing on this Lot.

11. Trail will be re-aligned where recommended. The trail along Milford Road will be constructed when the road is constructed; other trails will be constructed as the other improvements are constructed, such as storm water basins, etc.
12. All trails will be public.
13. Sanitary sewer related comments will be addressed separately or are addressed in the Sewer Agreement with the Municipal Authority, triggering Phase III of the Route 100 Wastewater Treatment Facility, increasing treatment capacity another 300,000 gpd. This will be a low pressure system, with some gravity feed, and the grinder pumps (225, 60% of the project) will be the responsibility of the HOA, which will be included in the HOA documents. This will connect to the pump station on Prescott Drive.
14. Street lights are dusk to dawn.
15. There will be a traffic signal at Milford Road and Little Conestoga Road. The Township will process the application.
16. The consultants' comments support all of the requested waivers.

Jim Dewees moved, seconded by Chad Adams, to recommend to the Board of Supervisors that they grant approval of the Preliminary Plan, subject to tonight's discussion. The Motion carried unanimously.

Approval of Minutes

Jim Dewees moved, seconded by Bob Phillips, to approve as submitted the minutes of the June 8, 2017 Planning Commission meeting. The Motion carried unanimously.

Open Session

The Commission members are curious about the State Statute regarding Brewer's Licenses.

Bob Schoenberger announced the next Planning Commission meeting date of August 10, 2017.

Adjournment

Brett Hand moved, seconded by Jim Dewees, to adjourn the meeting at 8:19 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary