



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

August 10, 2017

Minutes

Approved

In Attendance:

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

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

223 Fellowship Road – Minor Land Development Plan

Paul Schmidt, representing Brad and Brian Forcine, owners of 223 Fellowship Road, was in attendance to review and seek approval of a Final Land Development plan and requested waivers. The plan proposes erecting a 50' x 150' pole building to shelter commercial vehicles and equipment on existing impervious surface at 223 Fellowship Road. The parcel contains an existing office/warehouse building, lighting, landscaping and storm water management measures. There is no increase to impervious surface coverage. The pole building will not include office space or storage of fuel/fuel tanks.

The 4 waivers requested are as follows:

1. From providing a site analysis, impact and conservation plan, as the pole barn will be constructed on top of existing impervious surface.
2. From providing storm water management, as the property contains more than adequate storm water facilities.
3. From providing additional Lot lighting. The existing lighting is more than adequate.
4. From providing additional landscaping. Screening already exists that blocks the view from the nearby residential development.

Discussion points included the following:

- A. Lighting. New perimeter lighting isn't necessary. Lighting on the building should comply with current ordinances. Mr. Schmidt advised the building lighting will be minimal for safety and security, and existing site lighting shines inward and is on a timer for extinguishment. Stan Stubbe, Township lighting consultant, hasn't been able to review existing site lighting due to the summer sunset timing.
- B. Landscaping. This commercial property overlooks other commercial properties. The Planning Commission would like additional landscaping at the entryway, to soften the appearance of the property. Mr. Schmidt advised they would comply with that request.

Brett Hand moved, seconded by Sally Winterton, to recommend Approval of the Plan and the waivers, and conditioned on enhancing the landscaping at the entryway as discussed this evening. The Motion carried unanimously.

Dorlan Flats – Concept Plan

John Shelton introduced a new concept for the Shryock Paper Mill property on Dorlan Mill Road, within the Limited Industrial (LI) District, and sought the Commission's support. Mr. Shelton had previously envisioned a brew pub, however, there isn't enough on-site parking available - 250 spaces are needed to be economically viable and the site can provide only 140-150 spaces.

The new idea is a mixed use site -- 38 Flats, 1-2 bedrooms -- along with several retail and/or commercial tenants. Mr. Shelton had provided sketch plans of the exterior façade and the

floorplan for the 4-story building -- 3 floors containing 10 Flats, a Penthouse floor containing 8 Flats – and a 20-space ground level parking garage. The average 1-bedroom Flat would be 1,160 SF; average 2-bedroom would be 1,400-1,500 SF. He advised the Commission that a structural engineer analyzed the existing structure and necessary repairs to the footings have been completed. The parking garage will be open-air parking, with appropriate fire protection between it and the 1st floor of residences. The site has 7,350 gpd (gallons per day) of public sewer available through a Settlement Agreement with Uwchlan Township. He is using 185 gpd / EDU for the size Flat that he's proposing. Dorlan Mill Road is a PennDOT road; a speed limit of 23 MPH has already been determined through the Struble Trail trailhead improvement project. Parking for the residential use is 2.5/unit, totaling 95; the site has 151 spaces; they would like this to be a mixed use site and there would be adequate parking. Aqua PA will service the site. There will be several units that have balconies facing the woods.

The Commission asked of the height of the proposed building. Mr. Shelton replied that there are several options as follows: Township Code allows 35', but there is an exception for an elevator penthouse; conditional use approval could allow up to 45'; the International Building Code (IBC) allows 60' if a townhouse has a sprinkler system; IBC doesn't count an open parking garage into the story calculation as it's considered utility/separate use. Discussion followed as to whether the proposed building was 42' or 52' in height and who would determine the applicability of the previously mentioned options.

The status of the Struble Trail extension through the property was questioned. Mr. Shelton stated the County is designing an ADA-accessible trail and may need to seek a zoning variance for structures that will be necessary to accommodate that accessibility.

The Commission members were mixed regarding their support of the concept. The following comments were offered:

1. The Commission is concerned with the allowable height of the building. The Township should seek appropriate counsel on this matter.
2. Is this project within the floodplain and affected by the new regulations?
3. A plot plan or site plan would be beneficial when discussing the concept.
4. Residential use in the LI District isn't the best use of this property.
5. Where does the roofline of the proposed building, at the various heights, fall in relation to the roofline of the old house?

Open Session

Brett Hand commented on a home that is within the setbacks. He may submit a Right To Know Request to see the building permit file.

Joe Stoyack asked what was being constructed next to the Hilton Garden Inn. Some believe it may be a 'Courtyard by Marriott'.

Approval of Minutes

Jim Dewees moved, seconded by Sally Winterton, to approve as presented the minutes of the July 13, 2017 Planning Commission meeting. The Motion carried unanimously.

Bob Schoenberger announced that the next scheduled Planning Commission meeting is September 14. Gwen Jonik will not be in attendance. Planning Commission members will record the minutes.

Adjournment

Jim Dewees moved to adjourn at 8:51 p.m. All were in favor.

Respectfully submitted,
Gwen A. Jonik
Planning Commission Secretary