



## UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

January 10, 2019

Minutes

Approved

### In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Chad Adams, Jim Shrimp, Brett Hand, Jim Dewees, Jeff Smith, Dave Leh, P.E. – Gilmore & Associates, Cary Vargo, Township Manager, and Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:02 p.m. The Planning Commission meetings will begin at 7:00 p.m. going forward.

### Reorganization 2019

Bob Schoenberger asked Cary Vargo to conduct the nominations for Chair. Jim Dewees nominated Bob Schoenberger, Joe Stoyack seconded and by unanimous vote, Bob Schoenberger was elected Chair 2019.

Bob Schoenberger asked for nominations for Vice-Chair. Jim Dewees nominated Sally Winterton, Chad Adams seconded and by unanimous vote, Sally Winterton was elected Vice-Chair 2019.

Jim Dewees nominated Gwen Jonik for Planning Commission Secretary 2019. Chad Adams seconded and by unanimous vote, Gwen Jonik was appointed Secretary 2019.

### Township Building Renovation / Expansion Land Development Plan

Cary Vargo introduced Ted Vedock of Hammel Associates, the Architect for the design of the township building renovation and expansion. Mr. Vedock presented the floor plan and design logic. The project is being undertaken to meet the current and future needs of Administration and the Police Department. Mr. Vedock has been meeting frequently with Staff to work through the needs, layout and design elements. It includes gutting the interior of the building except for load bearing walls and the Schoolhouse; 3 additions – 2-story along the front of the building, 1-story on the north side and 2-story along a portion of the rear of the building (doubling the square footage); designed to avoid a long sprawling façade, enveloping the existing with the new; bring restrooms to ADA compliance, with new efficient fixtures; fit out with an elevator shaft; expanded conference area and locker rooms for the Police Department; replacing weathered exterior doors; replacing outdated HVAC system; upgrading electric service; keeping roof structures and exterior features on a residential scale; an elevator isn't required but is desired and will be a separate bid item in case the cost is outside the budget; the exterior design and colors were based on the Village Design Guidelines.

Cary Vargo advised that Administration and the Police Department would temporarily vacate the building mid-April for approximately 1 year. While office spaces within Upper Uwchlan were considered, none met all of the requirements. Administration offices will potentially relocate to 415 Eagleview Boulevard - the Board of Supervisors has viewed the site, and the Lease is under review; the Police Department to the existing facility at 520 Milford Road. Office phone numbers will remain the same. The renovation and expansion is a Capital project, part of the

\$11 Million Bond offered yesterday, which also includes several other projects, such as improvements to the Upland Farms barn and house, improvements at Hickory Park, and the Park Road Trail construction.

Dave Leh, Gilmore & Associates, presented a color rendering of the overall site plan with the addition, including 25 additional parking spaces, renovation of the ADA ramp, a tiered pedestrian walkway between the Administration and Police Department levels, the storm water infiltration basin at grade north of the Police parking area, sidewalk along Route 100 which will connect with the new village Park and Dr. Orr's property, landscaping, full access at the southern driveway, exit only from the northern driveway.

Discussion included the following points:

1. Handicapped parking spaces at the Police Department are missing on the overall site plan;
2. There will be an 18" high retaining wall along the Route 100 sidewalk;
3. Existing trees will remain to the greatest extent possible;
4. If the total impervious coverage is over the 6,000 SF limit, a conditional use is required. How does the Township approve its own conditional use? There is a Section in our Ordinances stating the Township is exempt from Zoning Codes;
5. No curbing is proposed along the northern parking area so that storm water sheet flows into the basin;
6. There isn't enough room to plant @ 12 of the buffer trees. Perhaps they can be planted elsewhere on the property, or other Township-owned property. Trees planted too closely now have to be thinned out in a few years. Plant them where they'll serve a purpose.
7. Three lighting fixtures out front will remain and one added to each parking area;
8. No additional signage is proposed;
9. There should be an ADA compliant connection from the sidewalk or trail to the building.
10. Several Planning Commission members favored the exterior design and colors as presented.
11. The Historic Commission hasn't yet seen the Plans or architectural elevations of the building. Any initial thoughts can be expressed to the Architect this evening. There were none.

Joe Stoyack moved, seconded by Jeff Smith, to recommend preliminary/final plan approval for the Plan as presented this evening with the following conditions:

1. Add the handicapped parking spaces at the Police Department entrance
2. Provide an ADA connection to the building
3. Calculate/confirm the impervious surface coverage, note it on the Plan, and if it's over the limit, document the formal exemption;
4. Mark on the Plan where the 12 buffer trees will be planted elsewhere on this property;
5. The Historic Commission's comments of the Plan and architectural elements should be considered by the Township.

The Motion carried with seven (7) in favor and one (1) abstention (Hand).

#### Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees to approve as presented the minutes of the Planning Commission's December 13, 2018 meeting. The Motion carried.

### Open Session

Chad Adams questioned the status of Fred Gunther's Beer Garden. Cary Vargo replied that Mr. Gunther had talked of moving forward with a Plan to develop the overall site and was talking with potential tenants.

Mr. Adams asked what was happening with the FedEx noise complaints. Cary Vargo advised the Township and FedEx representatives were meeting tomorrow to discuss overnight noise and lighting issues.

Jeff Smith asked when the next Hearing was scheduled for Vantage Point Retirement Living. Mr. Vargo advised the Hearing was continued to February 12, 2019, and Vantage Point will meet with the Historic Commission regarding some design elements.

Jim Dewees asked the status of the stream crossing at the Reserve at Chester Springs and commented the Eagle Farms spray fields are overgrown. Mr. Vargo said there wasn't any progress on the stream crossing at this time and he'd mention the spray field growth to Matt Brown.

Sally Winterton would like "Tiny Homes" to be included in upcoming Ordinance amendment discussions. Members briefly noted that there should be minimum square footage required for a "house"; if they're on wheels it's a mobile home, not a house on a foundation – requiring a building permit; see what mobile home regulations are in place; there are limits to the number of principal homes on a property and all others are 'accessory structures'.

Cary Vargo advised we'll apply for a Vision Partnership Program grant through the County. We'll continue discussing ordinance amendments at the Planning Commission's February 14 meeting – we'll start at 6:00 PM and work on: Adaptive Reuse, Zoning and Subdivision/Land Development to encourage commercial and light industrial; amend landscaping regulations.

Jeff Smith asked about construction of the Turnpike bridges. Mr. Vargo advised the Milford Road bridge is being replaced this year - March to October 2019. The Park Road bridge is scheduled for 2020, and 1 lane will be open at all times; the bridge over Route 100 isn't scheduled until 2021.

### Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 8:30 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary