



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 8, 2012
Minutes

Approved

In Attendance:

Bob Schoenberger, Shelly Krockner, Joe Stoyack, Jim Dewees, John McTear,
MaryLou Lowrie, P.E. - Gilmore & Associates

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

Car Sense – Preliminary/Final Land Development Plan

Melissa Luperi, Car Sense and Brett MacKay, Chester Valley Engineers were in attendance. Mr. MacKay advised that the current plan, last revised February 23, 2012, addresses all of the comments contained in Gilmore's January 31, 2012 review letter. Gilmore had not received the current plan for further review.

Mr. MacKay answered several questions posed by the Commission. A trail easement has been provided but the Plan will not depict a trail as it has not been designed; the monuments shown on the Plan are the property corner markers; trip counts are provided in TPD's February 23 letter; and, the impervious coverage will be 54.2% when the building is expanded, within the 60% allowed, and all current storm water facilities are working well.

Jim Dewees moved, seconded by Joe Stoyack, to recommend preliminary/final land development approval conditioned upon Gilmore & Associates being satisfied that all January 31, 2012 review letter comments have been addressed, and that Police Chief DeMarco review the Plan and provide comment of any traffic-related concerns. Bob Schoenberger advised that a left-turn lane into Carsense heading north on Route 100 has been proposed as part of the lane re-alignment portion of the Adaptive Traffic Signal Control Project. The Motion carried with 5 ayes.

Toll Brothers – Frame Property Conditional Use – Revised Plan

Alyson Zarro, Riley Riper Hollin and Colagreco; Mike Downs, Toll; Walt Schwartz, Toll; and Paul Boettinger, ESE were in attendance.

Ms. Zarro presented a revised Conditional Use Plan for the Frame Property, dated February 22, 2012, which depicts a few improvements from the previous Plan. The Submission proposes a total of 68 homes: 61 lots on the property on the north side off Little Conestoga Road, a 5-lot cul-de-sac on the south side, and adding another Lot along with the existing farmhouse and barn on the Green Valley Road cul-de-sac. The farmhouse and barn will be maintained and marketed as one of the Lots, trails have been added along Little Conestoga and into the development, a tot lot and gazebo have been added to the open space on the north side, the access to the 5-lot cul-de-sac on the south side will be shifted and straightened to improve sight distance, a buffer will be created between those 5 lots and the Heather Hill subdivision, and conservation easements will be made for those lots that encroach riparian buffers. The existing house on the north side is not an historic resource and will be removed.

The Planning Commission asked for clarification regarding the existing farmstead on Green Valley Road. Ms. Zarro explained that on Green Valley Road, the farmstead is Lot #68, Lot #67 will be

new construction with an on-lot septic system, and Lot #69 is open space. The Commission asked that the word *proposed* be removed from references to “proposed” Open Space.

The 5-lot cul-de-sac access sight distance was calculated using 52 mph (higher than posted speed limit) so that is why it needs to be shifted.

The Commission questioned the location for treated wastewater disposal area. Toll proposes treating the wastewater at the Route 100 Plant and using their excess capacity in disposal fields related to the Route 100 Plant. The Commission advised Toll that the treated wastewater needs to be returned to and land disposed on this site.

There are 38 acres of open space, mostly on the south side of Little Conestoga. The Commission would like assurance that it’s *usable* open space – have a specific Plan sheet depicting the usable open space with an overlay of the natural features. Sixty-six homes need *usable* open space for recreation so the wastewater disposal area should not be included in that calculation.

The average lot size will be 10,000 – 12,500 SF (1/4 acre), 4-bedroom house size @ 3,100 SF, marketed @ \$550,000. The fiscal impact to the Township is +\$31,626 and to the School District is -\$63,471.

Road width is proposed at 28 feet with parking on one side only. The Planning Commission would like the roads to be 30 - 32 feet wide, especially since there is only one entry/exit. A deceleration lane heading west on Little Conestoga is planned for the north side homes. There will be a Homeowners Association, and any interior trails will be owned and maintained by the HOA. There will be no delineation or barrier between the properties and the riparian buffer areas. Street lighting will most likely be limited to the intersections and will meet Code.

A question was raised whether the lots on the south side are eligible and included in the Flex Overlay.

Next steps: Township Consultants will be asked to review the Plan, including the Township Historic Commission and their Consultant, Bob Wise, to determine if the farmstead on Green Valley Road is salvageable. Toll will attend the Planning Commission’s April 12 meeting, and the Conditional Use Hearing will be scheduled – an extension may be necessary.

Summary of Plan comments:

1. Shift 5-lot cul-de-sac entry/exit
2. 30’ – 32’ wide roadways
3. Wastewater disposal on-site
4. Sheet delineating *usable* open space
5. Update historic resource analysis of farmstead on Green Valley Road

Alternative Energy System Ordinance

Bob explained that the Board of Supervisors would like fewer restrictions on wind energy systems in residential districts. As technology evolves, the larger bladed windmills won’t be the norm. After discussion, Section 2) *Allowable Districts* should be amended to read as follows:

2)a)(ii) Wind Energy Systems are specifically prohibited in:

- (1) C1 Village Districts, designated Historical Districts and Overlay areas
- (2) Allowed in R-1, R-2, R-3 and R-4 Districts as an accessory use following Conditional Use Approval and subject to the criteria in Section 6) *Wind Energy* of this Ordinance.

The amended draft Ordinance should be submitted to the County for Act 247 Review.
The Ordinance may be adopted by the Board of Supervisors in May.

Approval of Minutes

Shelly Krockner moved, seconded by John McTear, to approve as presented the minutes of the Planning Commission's February 9, 2012 meeting. The Motion carried unanimously.

Open Session

Joe asked how the review of the Community Sustainability Assessment went last week. The consensus was that it was getting better.

The next Planning Commission meeting is April 12, 2012, 7:30 p.m.

Adjournment

Joe Stoyack moved to adjourn at 8:49 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary