

PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
AUGUST 3, 2016

The meeting was called to order at 7:30 p.m. by Chairman Richard Jordan and the Pledge of Allegiance was recited.

Present: Richard Jordan, Charles Kalemjian, John Marbach, Bill Flanagan and Nancy Kane.

Also Present: Township Manager Doug Hanley; Zoning Officer/Building Inspector Tom Cooke; Assistant Zoning Officer Tara Caputo and Township Engineer Ted Gacomis.

Absent: Alice Johnson, Sam Matthews and ex-officio member Don Greenleaf

Minutes: Mrs. Kane made a motion to approve the minutes of July 6, 2016. Mr. Marbach seconded and the motion was carried.

Hankin Group – 730 E. Eagleview Blvd. - Springhill Suites: Preliminary/Final Land Development Plan

Neal Fisher presented the Preliminary/Final Land Development Plan for a 5-story hotel with 15,540 s.f. per floor and total of 123 rooms on the Eagleview Crossing property next to the Hilton Garden Inn. The Hankin Group received Conditional Use approval on June 13, 2016 to construct a hotel at a height greater than 35 feet.

The Applicant has also submitted a two lot subdivision; Lot #1 will have the two hotels and Lot #2 will be the residual area remaining for future development. The subdivision will allow Lot #2 to be developed without the constraints related to building height or impervious coverage.

Applicant has received review letters from E.B. Walsh dated August 1, 2016; Burns Engineering dated July 29, 2016; Stubbe Consulting dated July 25, 2016; Tom Brown dated July 20, 2016; and Uwchlan Township Police dated July 25, 2016; all of which are fairly clean. Mr. Fisher stated that they will comply with all of the comments contained in the review letters and provide a revised set for signing.

The Planning Commission discussed the following concerns:

1. E.B. Walsh letter, Page 2, Item #1 Last Sentence – requested additional language, shown in bold print be added at end of sentence. Sentence should read, “The subdivision will allow Lot #2 to be developed without the constraints related to building height or impervious coverage **that were imposed on Lot #1.**”
2. Landscaping at driveway entrance to hotel – Clump of 3 oak trees may need to be moved back due to poor site triangle. Placement of these trees will be re-evaluated and final adjustment can be made in the field.
3. Burns letter, Page 1, #5 – Sidewalk – Motorists parking near the middle island will have to navigate the parking aisles in either direction to get to the lobby access. Commission briefly discussed the sidewalk and agreed that a sidewalk should be placed in the middle,

which would then connect to the sidewalk that is proposed to surround the building. Mr. Fisher agreed.

Mrs. Kane made a motion to recommend Preliminary/Final Land Development approval for the Springhill Suites contingent on all items listed in the above review letters as well as the addition of language at the end of Item #1, Page 2 of the E.B. Walsh review letter. Mr. Marbach seconded and the motion was carried.

392 Dowlin Forge Rd.: Sketch/Final Subdivision and Land Development Plan

Mr. Cooke gave a brief background on the Township's acquisition of this property through Conservatorship as a result of the Owner's abandonment and lack of concern for upkeep of the property. The house has been demolished and in order for the Township to recoup their losses, the land was appraised and the Township is moving forward with a subdivision plan. The plan shows 2 lots, approximately 22,000 s.f. each with public water and sewer.

A Zoning Hearing is scheduled for August 17, 2016 to request variances for reduced lot sizes and lot widths.

Plans will be submitted to the Board of Supervisors and the County for comment.

Mr. Kalemjian asked why the demolition was so expensive. Mr. Cooke explained that care had to be taken with removal of the debris since there was a lot of mold, lead and asbestos and possible other contaminants. Requirements for disposal were very specific.

Mr. Flanagan made a motion to recommend approval of the sketch/plan to divide the property into 2 lots. Mr. Kalemjian seconded and the motion was carried.

ANNOUNCEMENTS

1. 8/08 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 8:02 p.m. Mr. Marbach seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper