

PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
APRIL 4, 2018

The meeting was called to order at 7:31 p.m. by Chairman Nancy Kane and the Pledge of Allegiance was recited.

Present: Nancy Kane, Richard Jordan, Charles Kalemjian, William Flanagan, Sam Matthews, Tim Bucher and ex-officio member Greg Allen.

Absent: Dennis Martin

Also Present: Township Manager Doug Hanley; Assistant Manager Scott Greenly; Building/Zoning Officer Tome Cooke; Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis.

Minutes: Mr. Kalemjian made a motion to approve the minutes of March 8, 2018 and Mr. Matthews seconded. The motion was carried.

McIntyre – Dan’s Lane – Lot Line Change: Final Plan

This lot line change is for two properties, one owned by Kenneth McIntyre which fronts on Woodland Dr. and another property owned by Scott McIntyre that fronts on Dan’s Lane, a private street. Scott McIntyre proposes to revise the contiguous property line by moving it approximately 25 feet to the West. The Scott McIntyre parcel will be increased in size to 1.383 acres and the Kenneth McIntyre parcel will decrease in size to 2.774 acres. The revised lots will comply with the requirements of the R-1 Zoning District.

The Applicant has received a review letter from E.B. Walsh dated April 4, 2018 and has agreed to comply with all items noted.

Mr. Kalemjian made a motion to recommend approval for this lot line change subject to compliance with all items noted in the April 4, 2018 E.B. Walsh review letter and Mr. Jordan seconded. The motion was carried.

Parisi – 243-251 Welsh Pool Rd.: Conditional Use Recommendation

Robert Delaney, Principal Owner of JoBob Holdings, presented the plans to use a portion of the property located at 243-251 Welsh Pool Rd. as a sports training facility for youth sports training and team training, focusing on developing speed and agility. The Operator of the facility will be BEJ Enterprises, LLC, a franchisee of Parisi Speed School, a nationally recognized leader in sports training.

This property consists of a 25,000 s.f., five unit commercial building of which BEJ Enterprises will use 5,000 s.f. There will be no outside changes to the existing building.

The proposed use as a sports training facility is not specifically provided for in any zoning district within Uwchlan Township, therefore, a Conditional Use Hearing is required.

There was a brief discussion regarding hours of operation and parking, all to the satisfaction of the Commission members.

Mr. Flanagan made a motion to recommend Conditional Use approval for the Parisi Speed School and Mr. Kalemjian seconded. The motion was carried.

Makoto – 404 & 412 Newcomen Rd.: Conditional Use Recommendation

Sara Lafrance, Owner of Makoto, a martial arts school located at 404 Newcomen Rd., would like to reduce their parking from 20 spaces to 15 spaces. They don't have a need for all of the spaces.

Makoto also owns 412 Newcomen Rd., where they have an advertising/printing company as a new tenant. They would like to allocate the 5 spaces for their new tenant. In order to do this, the Conditional Use Hearing will need to be re-opened.

Mr. Matthews made a motion to recommend Conditional Use approval for Makoto to reduce their number of required parking spaces from 20 to 15 and Mr. Kalemjian seconded. The motion was carried.

Environmental Advisory Council Ordinance: Discussion

Mr. Cooke explained that the new Supervisors would like to create an advisory council to oversee any development/plan submissions/undeveloped lands to make sure there are no environmental concerns associated with the plans although there are currently Ordinances in place that speak to environmental concerns. The Council would be an additional advisory board to the Supervisors, much like the Planning Commission, Historical Commission and Park & Rec Board.

After a brief discussion regarding the pros and cons of such a Council, Mr. Flanagan made a motion to recommend approval of the Council and Mr. Matthews seconded. The motion was carried with Mr. Kalemjian voting "No".

ANNOUNCEMENTS:

1. 4/09 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Jordan made a motion to adjourn the meeting at 8:15 p.m. and Mr. Flanagan seconded. The motion was carried.

Respectfully submitted,

Jeri Cooper