

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
April 5, 2017

The meeting was called to order at 7:30 p.m. by Chairman John Marbach and the Pledge of Allegiance was recited. Mr. Marbach welcomed new member, Tim Bucher to the Commission.

Present: John Marbach, Charles Kalemjian, Sam Matthews, Nancy Kane, Richard Jordan, Bill Flanagan, Tim Bucher

Also Present: Township Manager Doug Hanley and Building Inspector/Zoning Officer Tom Cooke and Assistant Zoning Officer Tara Caputo

Minutes: Mr. Kalemjian made a motion to approve the Minutes of the February 1, 2017 meeting. Ms. Kane seconded and the motion was carried.

501 Braceland Dr: Waiver Request from Pipeline

Kim Lenhart of 501 Braceland Dr. was present to request a waiver to construct a 10 ft addition to the existing garage which is currently 52 ft from the physical pipeline. The new addition would be 42 ft from the pipeline where a 50 ft setback is required pursuant to Chapter 260, Section Section 509.2.d. Ms. Lenhart has received approval letters from the Home Owners Association as well as the pipeline companies since the proposed addition will not be located within the pipeline easements.

Mr. Jordan made a motion to recommend the granting of the waiver. Ms. Kane seconded and the motion was carried.

Loretta's Mobile Home Park Expansion: Sketch Plan

Dave Rentschler from Aria Engineering presented the plan on behalf of Noah Kahn and Gary Toll, owners of the property who were also in attendance. The total property consists of parcels in Uwchlan Township and in East Caln Township. The applicants are proposing a new loop road off of Maple Lane to accommodate 17 new mobile homes. The existing sewer line has been replaced and a new sewer line will be installed to service the new and existing homes not tied into the replacement sewer lines. The applicants are also, in the existing section closest to Garris Rd., adding new stormwater management facilities as well as a centrally located fire hydrant so that all of the homes will have legal fire coverage. The existing structure located in East Caln will be converted into three apartments and a new parking area and play area are proposed. Mr. Kalemjian inquired about impact fees which will be determined at a later date after review by the Township Traffic Engineer, once a formal submission is made.

Mr. Renschler requested that the Commission recommend to the Board of Supervisors that the Applicant be permitted to proceed with Preliminary/Final Land Development plan approval procedure as it has so far followed the prescribed path.

Mr. Jordan made a motion to recommend the Preliminary/Final Land Development plan procedure and compliance with the E.B. Walsh review letter dated April 5, 2017, Tom Brown letter dated April 3, 2017 and Mike Holmes memorandum dated April 3, 2017. Mr. Flanagan seconded and the motion was carried.

ANNOUNCEMENTS:

1. 4/10 - Board of Supervisors - 7:30 p.m.
2. 4/12 – Zoning Hearing Board – 7: p.m. - Trumark, 370 W. Uwchlan Ave. - Decision
Hankin Group Variance Request for Signs at Town Center Entrance

The Planning Commission is conducting an interview after the meeting for a potential new ex-officio.

*There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 7:53 p.m.
Mr. Kalemjian seconded and the motion was carried.*

Respectfully submitted,

Tara Caputo