

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
May 1, 2019

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

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

Absent: none

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

Minutes: Mrs. Kane made a motion to approve the Minutes of the April 3rd meeting. Mr. Jordan seconded and the motion was carried.

Ducharme- 165 Oak St. - Final Land Development Plan Approval

Mr. Ducharme presented his final plan to subdivide his existing 72,963 sq ft property and create two lots. Lot 1 will be 39,201 sq ft, contain the existing dwelling and have access from Oak St. Lot 2 will be 33,762 sq ft, have direct access off of Woodland Dr and will connect to public water and sewer.

Mr. Ducharme also requested an extension of the five-year limit as required by the Pennsylvania Municipalities Planning Code, Section 508. After a brief discussion, the Planning Commission agreed that an additional five years is a sufficient amount of time for this request. The applicant would have 10 years from the date of approval to begin construction.

Mr. Flanagan made a motion to approve the Final Land Development Plan pursuant to compliance with the E.B. Walsh review letter dated April 16, 2019, as well as grant an additional five year extension of the original five year limit. Mr. Kalemjian seconded and the motion was carried.

Christian Brothers Automotive - 399 W. Uwchlan Ave. - Sketch Plan & Recommendation for C.U.

Carrie Nase-Poust from Fox Rothschild, Jonathan Wakefield from Christian Brothers and Kristin Holmes, Engineer were in attendance to present the sketch plan to construct a 6,257 sq ft automotive service building on the northwest corner of Peck Rd. and Route 113. The business tends to light automotive vehicles that need out of warranty repairs by appointment only. Approximately 15-22 vehicles are serviced on a daily basis during the week from 7am – 7pm. The use of an automotive repair shop is permitted within the PC Zoning District by Conditional Use under Section 505.5.b.

Mr. Martin inquired as to whether the new building will be placed in the same location as the previous gas station building. Mr. Cooke explained that yes, the building pad from the gas station remains in the same location though the gas station structure needed to be removed in order to have the gas tanks removed. The site is currently clean of all environmental issues since the tanks have been removed. The impervious coverage on the property will also be reduced by 1,500 sq ft.

There are no proposed improvements to the intersection though the plan shows the removal of the driveway closest to Peck Rd. off of Route 113 which will require PADot approval.

Mr. Allen noted that when making a left turn out of the site onto Peck Rd. that there is a school speed limit sign that is hard to see when flashing for Uwchlan Hills Elementary.

Ms. Kane made a motion to approve the Sketch Plan and recommended the Applicant proceed with the Conditional Use request. Mr. Kalemjian seconded and all members agreed that this was a great use for the site. The motion was carried.

151 Sheree Blvd. - Preliminary/Final Land Development Plan Approval

Matt Adams from E.Kahn Development was present to explain that since the last meeting, the plans have been revised to show the removal of the island on Sheree Blvd. which will now allow for a left turn lane to be installed for access into the site. A painted crosswalk was added to Sheree Blvd. which will connect to the Township trail system. An ADA ramp and concrete sidewalk are being added to the grass area for a pedestrian to use for the crosswalk.

The Applicant has agreed to comply with the E.B. Walsh letter dated April 30, 2019, McMahon Engineering letter dated May 1, 2019, Joe Boldaz letter dated April 29, 2019 and Stubbe Consulting letter dated April 26, 2019.

Mr. Flanagan made a motion to approve the Preliminary/Final Land Development Plan based on compliance with the review letters. Mr.Kalemjian seconded and the motion was carried unanimously.

ANNOUNCEMENTS:

1. 05/13 - Board of Supervisors - 7:30 p.m.
2. 05/15 – Environmental Advisory Council - 6:30 p.m.

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

Respectfully submitted,

Tara Giordano