

UWCHLAN TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MAY 6, 2020

*Due to the COVID-19 pandemic, this meeting was held virtually. Questions and comments from the public were received through typed submission in chat format.*

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin.

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

Also Present: Township Manager Scott Greenly; Building & Zoning Official Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mrs. Kane made a motion to approve the minutes of February 5, 2020. Mr. Flanagan seconded and the motion was carried.

Hankin Group – Eagleview Lot #58 – Preliminary/Final Land Development Plan:  
Recommendation for Approval

Mr. Fisher presented the Preliminary/Final Land Development plan to develop Lot #58 in the Eagleview Corporate Center with a 3-story 50,000 s.f. multi-tenant office building and related parking spaces. Access to Lot #58 is from a common access driveway that services the existing development on Lot #57 and future development on Lot #59. The driveway is located at the intersection of Eagleview Blvd. and Pennsylvania Dr, which is signalized.

The Applicant has received Conditional Use approval for the building height over 35 feet, a building in excess of 40,000 s.f. and parking for over 200 vehicles as part of the Master Plan for the development of this parcel in 2006.

The Applicant has received review letters from E.B. Walsh dated April 30, 2020; Township Sewer System Engineer dated March 2, 2020; McMahon Engineers dated March 3, 2020; Stanley Stubbe dated February 18, 2020 and the Fire Marshal's email comments dated March 2, 2020 and has agreed to comply with the items contained within. There was a brief discussion regarding the fire lane extension around the north side of the building for fire truck access as well as the potential for stacking problems as you enter the parking lot area from the common access drive. Mr. Fisher agreed to comply with the recommendations of the Township Consultants and will add a left turn lane into the lot upon development of Lot #59 or when warranted.

Mr. Fisher explained that, once approved, this building would not be built until there is a tenant.

Mr. Jordan made a motion to recommend approval of the Preliminary/Final Land Development Plan for Lot #58 contingent on compliance with all comments contained in the above referenced review letters. Mr. Bucher seconded and the motion was carried.

Reichenbach – 205 Pennypacker Rd. – 3-Lot Subdivision: Sketch Plan

Sam Wilson from DL Howell & Associates presented a 3-lot subdivision sketch plan for a 5.99 acre parcel located on the east side of Pennypacker Rd. The 3 lots will share a driveway, which Applicant has agreed to widen to at least 18 feet. The existing house and garage on the property will be demolished.

The Applicant has received review letters from E.B. Walsh dated April 30, 2020 and Township Sewer System Engineer dated May 1, 2020 and has agreed to comply with all of the comments contained within. There was a brief discussion regarding the master plan sewer trunk line extension planned for this area in conjunction with the de-commissioning of the Overlook substation. Although this trunk line work may take up to 5 years to complete, the Applicant agreed to work with the Township Consultant and do what needs to be done.

Mr. Flanagan made a motion to recommend this sketch plan proceed to Preliminary/Final Land Development Plan. Mr. Jordan seconded and the motion was carried.

ANNOUNCEMENTS:

1. 5/11 – Board of Supervisors Meeting – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

There being no other business, Mrs. Kane made a motion to adjourn at 7:56 p.m. Mr. Flanagan seconded and the motion was carried.

Respectfully submitted,



Jeri Cooper