

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JUNE 6, 2018

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

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

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

Minutes: Mr. Kalemjian made a motion to approve the minutes of May 2, 2018 and Mr. Jordan seconded. The motion was carried.

Uwchlan Hills Elementary School – Peck Rd.: Sketch Plan Discussion

Lou Cologreco, Attorney for the School District, stated that the existing elementary school is outdated, has poor traffic circulation, insufficient parking and does not meet safety regulations for schools. A new school large enough for up to 600 Kindergarden through 5th grade students will be constructed behind the existing school and upon completion, the existing one will be demolished. The School District owns approximately 20 acres at this site that is bordered by houses on one side and commercial properties on the other.

Jay Clough, from KCB Architects, presented the sketch plan showing a 2 story school that will be fully handicapped accessible, have 126 parking spaces, a separate driveway for students to be dropped off by parents and another drive for bus drop-off, gymnasium, grassed athletic field located along Peck Rd., cafeteria/auditorium and mechanical room. Storm water will be collected under the bus drop-off pad and discharged through an existing pipe to the stream tributary that runs parallel to the property.

The layout of the building shows administrative offices located middle and front of the building and gymnasium and cafeteria front left of the property closest to the parking area. Classrooms will be located on both the first and second floor of the main building with 4 additional classrooms “planned”, if needed. Emergency vehicles will have access to the property by way of the regular drive, which will have a cul-de-sac turn-around in rear of the property.

The Planning Commission members had the following questions/concerns:

1. Is there enough parking for any events that might be held in the cafeteria/auditorium – The cafeteria/auditorium can hold up to 389 people. Parking meets Ordinance, which requires 1 space per 4 seats.
2. What is being done to provide for the safety of the students – All doors will be locked electronically and there will be cameras throughout the school.

3. How will the student drop-off driveway be configured at its entrance/exit at Peck Rd. - consideration will be made whether to have a right turn and left turn lane as well as a one lane entrance off of Peck Rd.
4. What is timeline for building – Applicant would like to start March 2019 with doors to be opened September 2020.

This plan requires Conditional Use approval and possibly other relief once more detailed plans are available. Applicant will return in July to discuss engineering review letters and provide updated plans. No motion was required.

Rebecca Britton, 211 Andover Dr., thanked the Township for considering approval of the new school stating that the existing school is so outdated and crowded.

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper