

UWCHLAN TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JULY 1, 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 and Tim Bucher

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

Absent: Ex-officio member Greg Allen

Minutes: Mrs. Kane made a motion to approve the minute of May 6, 2020. Mr. Flanagan seconded and the motion was carried.

Gray Farm – 1025 Worthington Rd. – 76-Lot Subdivision: Preliminary Plan – Revised Draft

Allison Zarro, Attorney, presented the revised draft plan to subdivide the approximately 70-acre parcel known as the Gray Farm located on the North side of Worthington Rd. The plan now proposes 73 single family homes under the Residential Open Space Option. All will have public water and sewer.

A previous plan submission showed 76 lots with access off of Worthington Rd. and Autumn Dr. This revised plan shows that the access from Autumn Dr. has been removed and one added off of Bausman Dr. This new entrance avoids disturbance of the wetlands adjacent to Autumn Dr. A traffic study was submitted for the previous plan and will be re-submitted with this update.

Applicant has received review letters from E.B. Walsh, McMahon Engineers, Sewer Engineer Joe Boldaz, Police Dept. and Fire Marshal all dated in May and reviewing the previous plan. E.B. Walsh has also submitted a more recent review dated June 29, 2020 that discusses the revised draft plan.

The Applicant, Willow Hill Development Group is currently working with DEP to develop a plan to totally remediate contamination found on the site. They are hoping to “clean up” the site concurrently with “developing” the site.

The Board members and various residents had questions and concerns with the following:

1. What is the time line for the remediation? Initial testing has been approved by DEP and Applicant is 2/3 through the testing. They have found a few “hot” spots and are hopeful that an ACT 2 plan will be approved within the year.
2. Concern for run-off to wetlands – will it affect ground water? Will there be other issues and how will the public be informed? Public was told that all Agendas for Boards and Commissions will be posted on the website.

Denny Howell, Engineer for the project, stated that there will be no modification of the wetlands. They have planned for management of 5-yr, 25-yr, 50 yr. storms,

all in compliance with Township, DEP and County regulations.  
Residents will be protected per DEP regulations on how the site will be cleaned.

3. What are the contaminants? Degreasers, solvents, lead, arsenic – all have been found and will be noted in the ACT 2 plan for remediation.

Mr. Howell stated that the site will be cleaned according to all requirements set forth by DEP, County and Township.

4. Pipeline location – distance from structures

Mr. Howell explained that the houses have been shifted further away from the pipeline and meet all regulations.

5. Sewer line installation – will landscaping be put back? Applicant will be replacing or repairing any landscaping that may be disrupted as a result of sewer installation.

6. Speed control within the development – There will be a number of stop signs installed. There will be no speed bumps.

No motion was required. Commission members agreed that they like this revised plan better than the one previously submitted.

#### Severgn Apartments – 25 Total Units: Special Exception Plan

Neal Fisher gave a brief history of the Severgn Apartment complex, which dates back to the 1980's. More recently, in 2012, the Hankin Group added some upgrades, a new maintenance building and a new 12-unit building.

Recently, they have purchased an adjacent 2 parcel historic property formerly owned by Connie Happersett. This purchase increased the overall property acreage to just over 20 acres. Mr. Fisher is proposing to expand the complex located between Crump Rd., Whitford Rd. and Route 113 by adding 24 new units, which consists of two 12-unit buildings. The Happersett house will also become a rental unit that will have a canopied car port for 3 vehicles. The existing barn will be removed.

Also planned is a play area that will target younger children, age 3yrs.-8yrs.

Mr. Fisher has requested the following:

1. Special exception for the “use” as garden apartments
2. A Variance to allow for the 3-car car port at the former Happersett residence

Applicant has received review letters from E.B. Walsh dated June 26, 2020; McMahon Engineers dated June 26, 2020; Township Sanitation Consultant, Hydraterra, dated June 24, 2020; Stubbe Consulting dated June 5, 2020; Fire Marshal dated June 29, 2020; Police dated May 28, 2020 and Historical Commission dated June 15, 2020 and did not note any issues with any of the comments.

The Commission members and several residents spoke of the following concerns/questions:

1. How close will buildings be to the pipeline that traverses through the property?

Mr. Fisher stated that the Pipeline Co. has staked everything and all structures will be at least 50 feet away.

2. Traffic Study Issues – there is an access planned on Whitford Rd.

Some felt that Whitford Rd. is too dangerous to add another access. Conversely, if this access is removed the ambulance and fire departments would be travelling a more circuitous route for calls in these newly added buildings.

A Traffic Study has been submitted to PennDOT since Whitford Rd. is a State Road and PennDOT has no issues. It meets all their standards. Township Engineers, McMahan, also had no issues with the Whitford Rd. access.

3. Will trees be removed?

Mr. Fisher did not recall the exact number of trees to be removed but did state that per their Landscape Plan, trees will be replaced.

Mr. Matthews made a recommendation that the Hankin Group proceed with their application for Special Exception and also recommended approval of the variance to allow for placement of the 3-car car port structure for the former Happersett property. Mr. Bucher seconded and the motion was carried.

#### ANNOUNCEMENTS:

1. 7/08 – Planning Commission – 7:30 p.m.
2. 7/13 – Board of Supervisors – 7:30 p.m.
3. 7/15 – Zoning Hearing Board – Decisions – 211 Concord Ave. & Iron Hill/Shops @Eagleview, Severgn Apartments Special Exception

#### OPEN TO PUBLIC FOR QUESTIONS AND COMMENTS

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:45 p.m. Mr. Flanagan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper