

UWCHLAN TOWNSHIP PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
JULY 8, 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 form.

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, Township Engineer Ted Gacomis and Township Solicitor Mark Freed

Absent: Ex-officio member Greg Allen

Hankin Group – Eagleview Town Center Apartments: Preliminary/Final Land Development Plan

Mr. Fisher gave a brief history of this property. The Town Center Apartments will be the final side of the “square” in the Eagleview Town Center. Applicant is proposing to construct a 4-story building with an underground parking garage in the same site where an office building was previously approved. A public bathroom facility is planned on the corner of the building closest to the restaurants and will be open only during public events such as Concerts on the Square and Movie Night. The bathroom will be maintained by the Hankin Group.

Ingress/egress to the garage was discussed. Vehicles will enter from the existing turn-in to the Square from Wharton Blvd., closest to the Claremont Apartments. The “yield” sign will be removed and replaced with a “stop” sign.

Also shown on the plan is a 10,000 s.f. addition to the existing ACAC fitness center building and a 25,000 s.f. outdoor recreation area adjacent to the ACAC building to be constructed in a later phase.

The Applicant has received review letters from E.B. Walsh dated June 18, 2020; McMahon Engineers dated June 17, 2020; Hydraterra dated June 24, 2020; Stubbe Consulting dated June 15, 2020 and Township Fire Marshal dated July 1, 2020 and has stated that there are no outstanding issues in any of the review letters. All details can be worked out.

The Commission briefly discussed parking. Mr. Fisher explained that there will be 45 parking spaces in the garage and 14 other spaces designated for this building. Mr. Kaiser of McMahon Engineers, noted in his review letter that the number of parking spaces provided meet all the requirements set forth in Township Ordinances.

Mr. Martin opened the floor to public comment.

1. Doug Simpson, Eagleview resident, asked if the current expanded outdoor dining in front of the restaurants will continue indefinitely or are they there only temporarily? Mr. Fisher stated that, based on the Governor's phased re-opening of Pennsylvania due to COVID, the Hankin Group requested permission from the Township to temporarily locate dining tables on the roadway in front of the restaurants. He is hoping it will only be temporarily, but noted that if the tables remain, he will delay building the apartments. Likewise, if restaurants are permitted to open to full capacity and the tables are removed, he will move forward and start building the apartments.
2. Mr. O'Keefe, Attorney for Joe Moran, an Eagleview resident, has submitted a written document outlining Mr. Moran's concerns related to parking, stating that there is not enough conveniently located spaces.
 - a. The proposed building will be built over parking that was allotted for residents of Claremont Apartments. They will now be forced to walk further. This is inconvenient.
 - b. The spaces in front of the LiveWorks building designated for those visiting the businesses will now be taken by residents of the new apartment building due to the convenient location. This will hinder the businesses.

Mr. Fisher and Mrs. Giordano pointed out that there is more than enough parking. The number of spaces proposed meet with the requirements set forth for the whole Town Center, which includes all of the restaurants, Claremont Apartments on the Square, Wellington Square Condos and this proposed 44-unit dwelling. There was always going to be shared parking.

3. Joe Moran made a statement that he still feels that there is not enough conveniently located parking. He stated that earlier review letter recommendations regarding parking and the configuration of the entrance to the underground garage have been ignored.

Mr. Gacomis of E.B. Walsh & Associates, citing the 31 years he has worked with the Township, stated that plans for this area always showed 4 buildings on the Square. He and Mr. Kaiser of McMahan discussed this plan and agreed that all is in concert with Township Ordinances.

Mr. Flanagan made a motion to recommend approval of the Preliminary/Final Land Development Plan contingent on compliance with the review letters from E.B. Walsh dated June 18, 2020; McMahan Engineers dated June 17, 2020; Hydraterra dated June 24, 2020; Stubbe Consulting dated June 15, 2020 and Fire Marshal dated July 1, 2020. Mr. Matthews seconded and the motion was carried.

ANNOUNCEMENTS:

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

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 8:35 p.m.
Mrs. Kane seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper