

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JULY 11, 2018

The meeting was called to order at 7:32 by Chairman Nancy Kane and the Pledge of Allegiance was recited.

Present: Nancy Kane, Richard Jordan, Charles Kalemjian, William Flanagan, Sam Matthews, Dennis Martin and Tim Bucher.

Absent: Greg Allen

Also Present: Township Manger 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 June 6, 2018 and Mr. Martin seconded. The motion was carried.

DASD – Uwchlan Hills Elementary School – Peck Rd.: Conditional Use Plan

Jay Clough, from KCB Architects, presented the Conditional Use Plan proposing to demolish the existing Uwchlan Hills Elementary School located on the west side of Peck Rd. after constructing a new elementary school at the same location directly behind the existing school. The new school will be two stories with approximately 76,900 s.f. of floor area. The existing modular building will be removed and the parking and play areas will be relocated. Changes to the Plan have been made based on comments from the Planning Commission members at their last meeting and copies, with narrative, will be delivered to the Township next week.

The Applicant has received review letters from E.B. Walsh dated July 10, 2018; McMahon Traffic Engineers dated July 10, 2018 and Fire Marshal dated July 10, 2018. Most of the items are administrative in nature although the “phasing” of the project was discussed.

Phase 1 is expected to begin 4/2019 and consist of fencing around property to provide a safety barrier, loss of some play area, a gated construction loop built around the right side of the existing school with lock and restricted hours of use, and construction of new school building, bus loop and fire lane. Existing parking spaces and vehicle circulation patterns remain unchanged.

Phase 2 (Summer 2020) – Furniture/supplies moved from old building into new school, contractor relocates construction fence to surround existing building while work begins to remove asbestos from old building, demolition of old building and grading/construction of future parking lot. Permanent bus loop is completed as well as a temporary 5’ asphalt sidewalk to provide safe access from existing lot to new building.

Phase 3 (Sept./Oct. 2020) – With students now in new building, new parking area is completed and existing parking is maintained. Parent drop-off and bus share same entrance driveway for 30-60 days until which time these will be separated.

Phase 4 (Late Fall 2020) – Contractor completes permanent parking lots, erects construction fence around existing parking areas and constructs play field in front of property. School and vehicle circulation will now function, as planned.

Additionally, truck loading area of the new school will be buffered and mechanical equipment area location will be isolated from activity areas, the existing natural buffer will be kept in place with allowances made for fire

truck access. Building will be fully sprinklered and two fire hydrants will be located on the property.

Mr. Bucher asked why the discrepancy between the required number of parking spaces, 250 shown in E.B. Walsh's review letter, and the planned 145. Mr. Clough explained that it has to do with scheduling of events. There will be only 3 nights per year when cars may have to be parked on the grass. Mr. Gacomis noted that overflow parking should be shown on the plan, e.g. along driveway, to show proof that it will work.

The Applicant has agreed to sit with the Township's Traffic Consultant to discuss the possible need for a left turn in from Peck Rd. or other improvement along Peck Rd. frontage. The Plan already shows left turn out lane and right turn out lane from the school property.

Mr. Jordan asked if building a new school on the same property while the existing one is still open is a common occurrence? Mr. Clough stated that this has been done before with approval from the Department of Education and Township officials.

Mr. Jordan also asked about the field on the front of the property and how far back from the edge of Peck Rd. will the field be located. Mr. Clough explained that the field area will be set back approximately 50 feet from the road and will have some fencing in front.

No motion was required at this time. Applicant will return August 1st with answers to the concerns raised tonight, items contained in the Township engineering review letters and for consideration for a Conditional Use recommendation.

ANNOUNCEMENTS:

1. 8/01 – Planning Commission – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 8:19 p.m. Mr. Kalemjian seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper