

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
AUGUST 1, 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, Sam Matthews, Dennis Martin, Tim Bucher and ex-officio member Greg Allen.

Absent: William Flanagan

Also Present: Township Manager Doug Hanley, Building/Zoning Officer Tom Cooke, Assistant Zoning Officer Tara Giordano, Township Civil Engineer Ted Gacomis and Township Traffic Engineer Dean Kaiser.

Minutes: Mr. Kalemjian made a motion to approve the minutes of July 11, 2018 and Mr. Jordan seconded. The motion was carried.

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

Alyson Zarro, Attorney for the Downingtown Area School District, stated that the School District planners have continued to clean up the plan to demolish and replace the Uwchlan Hills Elementary School based on past comments from the Commission, resubmitted the plan and met with Township staff on Monday to discuss the changes that will be discussed tonight with the Commission members.

Jay Clough, from KCB Architects, showed the school as it currently exists and proceeded with showing the revised phasing of the construction plan dated July 30, 2018, which will be presented at the Conditional Use Hearing scheduled for August 20, 2018. 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. Highlights of the phasing are shown below:

Phase 1 (April 2019-June 2019) – Fencing will be placed around property to provide a safety barrier, addition of a temporary fenced play area in front of the existing building, a gated construction loop built around the north side of the existing school with lock and restricted hours of use with monetary penalty for violation, construction of a new retaining wall to rear of property, beginning construction of the new school building, bus loop and fire lane. Existing parking spaces and current vehicle circulation patterns remain unchanged.

Phase 2 (Summer 2020) – Furniture/supplies moved from old building into new school, contractor relocates construction fence to surround old building while work begins to demolish the old school, relocation of construction trailer and contractor entrance, construction of new driveways, construction of new soft play area, 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) – Existing parking is maintained and parent drop-off and bus share same entrance driveway for approximately 30-60 days until which time these will be separated. School staff will direct traffic at morning arrival and afternoon dismissal. The new building is in full use at this time. The plan is to complete as much of the new parking lot as possible prior to occupancy of the new school.

Phase 4 (Late Fall 2020) – Completion of permanent parking lots, erection of construction fence around existing parking areas to construct play field in front of property, parent drop-off separate from bus loop and vehicle circulation will function now as planned.

The Applicant has received review letters from E.B. Walsh dated June 6, 2018, July 10, 2018 and July 25, 2018, review letters from McMahon dated June 4, 2018, July 10, 2018 and July 25, 2018 and a memorandum from Mrs. Giordano dated July 24, 2018. Additionally, the Township Fire Marshal reviewed the plan in his letter of July 10, 2018. Changes have been made to this plan as a result of items discussed in these letters as well as items from meetings with Township staff.

The question was raised that if a concrete truck driver arrives with a delivery and doesn't know where to go when approaching the building site, what is he suppose to do? He may be turned away or he may have to sit and wait until he is let in to the site. Mr. Gacomis suggested that the gate to the construction entrance could be moved back to allow for room to "sit". This will be considered.

Required parking issues were discussed at length. The Applicant is proposing to construct 145 parking spaces for 79 employees and 33 classrooms. The auditorium is proposed to have 389 seats, which would require 97 additional parking spaces. Although a typical elementary school would not require that amount on a daily basis, the Applicant is required to show where the additional parking spaces will be located. Applicant is requesting a 20% reduction in parking, however, this plan now shows these additional spaces around the driveway and to the rear of building as well as along the bus lane that will be utilized when required. Some overflow parking may also occur on the playing field in front of the building. The additional required parking spaces will be part of the Conditional Use Hearing.

Also discussed, was handling of traffic leaving the school drop-off. Will there be a right turn out and left turn out of the property? The Applicant's Traffic Engineer, Frank Tavani, stated that although this movement is not needed, they will incorporate on the plan.

Finally, there was a lengthy discussion of whether or not a left turn lane from Peck Rd. will be constructed. Mr. Tavani discussed the tool he used in determining that this movement is not necessary and could create more issues along Peck Rd.

Dean Kaiser, Township Traffic Engineer, noted that with distracted drivers and the proximity of this exit drive to Route 113 intersection coupled with the slope of Peck Rd., the separated left turn lane is needed to protect the safety and welfare of the residents. Mr. Gacomis agreed stating that even though the numbers may not warrant a protected left turn lane other factors must be considered. Safety is of prime concern.

The Commission members agreed with the points raised by the two Township Engineers and the fact

that applicants seeking Conditional Use relief must meet certain criteria in the Zoning Ordinance that is soundly based on safety and other items.

Mr. Jordan made a motion to recommend Conditional Use approval under Section 611 to permit a cafeteria under Section 611.b.; a building larger than 40,000 s.f. and greater than 200 parking spaces under Section 611.c. and for a 20% parking space reduction per the requirements of Section 607.2.e.2 of the Uwchlan Township Zoning Ordinance; and subject to compliance with all items in the E.B. Walsh review letters dated June 6, 2018, July 10, 2018 and July 25, 2018; review letters from McMahon dated June 4, 2018, July 10, 2018 and July 25, 2018; a memorandum from Mrs. Giordano dated July 24, 2018 and the Township Fire Marshal's review of July 10, 2018.

Also, the Commission would like to recommend that if the Board sees fit to grant these Conditional Uses that a Condition be placed in the Order that would require the Applicant to construct a left turn lane at the school property entrance that would need to be designed as part of the Land Development submission and approval with the design to be finally approved by the Township Engineers.

Mr. Bucher seconded and the motion was carried.

ANNOUNCEMENTS:

1. 8/20 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 8:50 p.m. and Mr. Jordan seconded. The motion was carried.

Respectfully submitted,

Jeri Cooper