

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 5, 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 and Tim Bucher

Also Present: Building/Zoning Officer Tom Cooke, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Arriving Late: Assistant Township Manager Scott Greenly and ex-officio member Greg Allen

Absent: Township Manager Doug Hanley and Member William Flanagan

Minutes: Mr. Kalemjian made a motion to approve the minutes of August 1, 2018 and Mr. Martin seconded. The motion was carried.

DASD – Uwchlan Hills Elementary School – 50 Peck Rd.: Request to Proceed with Preliminary/Final Plan

Mrs. Giordano stated that there is no new plan to be presented. The Applicant has requested permission to proceed with a Preliminary/Final Plan due to having numerous meetings with the Planning Commission as well as staff to go over their sketch plan, tweaking the plan several times until settling on the plan that was presented for approval at the Conditional Use Hearing held in August. Since Township Ordinance allows this, Township staff recommended the request be granted.

Mr. Matthews made a motion to allow DASD to proceed with Preliminary/Final Plan and Mr. Bucher seconded. The motion was carried.

101 Gordon Dr. - Proposed 183,717 s.f. Second Building: Sketch Plan

Eli Kahn, representing 101 Gordon Drive Partners LLC, presented the sketch plan proposing the construction of a new building to be occupied by USSC, a mass transit passenger seating manufacturer. The building will have 10,000 s.f. of office space and approximately 173,000 s.f. of space for their industrial and manufacturing uses. The 34.191 acre parcel is located on Gordon Dr. and Welsh Pool Rd., behind the Clarion Hotel, with access frontage onto Route 100.

There is an existing building on the property that the Applicant has been doing interior renovations to modify the space for their executives.

E.B. Walsh has reviewed this proposal in their letter dated September 4, 2018. Applicant has no major concerns with any of the items, although it was stated that minor issues will be discussed and ironed out with E.B. Walsh.

Mr. Kalemjian asked what will happen to the existing historic house that is located on this property? Mr. Kahn stated that the previous owner of this property did secure and stabilize the structure. 101 Gordon Drive Partners will continue the efforts to stabilize the structure with possible future plans to use the building for housing of “visitors” to the manufacturing company. There currently is no commitment from USSC that they are interested in doing this.

Mr. Jordan questioned the accessibility of the property. Mr. Kahn showed how one would access the property from all directions – off of Route 113 and Route 100, North & South.

The Planning Commission members agreed that this was a great use of the property. No motion was required.

ANNOUNCEMENTS:

1. 9/10 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

There being no other business, Mr. Jordan made a motion to adjourn the meeting at 7:54 p.m. and Mr. Kalemjian seconded. The motion was carried.

Respectfully submitted,

Jeri Cooper