

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 2, 2019

The meeting was called to order at 7:30 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Richard Jordan, Nancy Kane, Dennis Martin, Sam Matthews, Bill Flanagan and ex-officio member Greg Allen

Absent: Tim Bucher

Also Present: Building & Zoning Official Tara Giordano and Township Engineer Ted Gacomis

Liongate Development – Farmhouse – Minor Subdivision Plan: Sketch

John Kiefel, Attorney for Liongate Homeowners' Association, presented the sketch plan proposed to convert the existing farmhouse owned by the Liongate Homeowners' Association into a single family unit. The Liongate development was approved in the 1980's for the construction of 324 multi-family units. The developer built a total of 311. The farmhouse will bring total number of units to 312.

The farmhouse is located adjacent to the community swimming pool, which is surrounded by a fence. Plan shows this fence being relocated in order to provide indirect access to the pool area from the dwelling and allow exterior maintenance space for the dwelling.

Applicant has received a review letter from E.B. Walsh dated September 30, 2019 in which Mr. Gacomis states that there are no restrictions in the Homeowners' Declarations for Liongate that would prevent the conversion of the farmhouse to a single family dwelling unit though the documents need to be amended to reflect the change.

Mr. Matthews made a motion to recommend this sketch plan move forward to Final Land Development and be approved as such based on E.B. Walsh review letter of September 30, 2019. Mr. Flanagan seconded. The motion was carried.

Christian Brothers Automotive – 399 W. Uwchlan Ave.: Preliminary/Final Land Development Plan

Kristin Holmes from Holmes Cunningham Engineering presented the Preliminary/Final Plan proposed to construct a 6,257 s.f. automotive service building at the Northwest corner of Route 113 and Peck Rd. The property will have one access off of Peck Rd. and one from Rt. 113. Stormwater will be directed to the rear of the property through existing piping and flow to the adjacent school property. Applicant has received Conditional Use approval as well as approval for a variance to reduce the number of parking spaces.

Applicant has received review letters from E.B. Walsh dated September 27, 2019; McMahon Transportation Engineers dated September 25, 2019; Sanitation Engineer Joe Boldaz dated September 16, 2019; Stubbe Consulting dated September 12, 2019; Fire Marshal dated September 24, 2019 and Uwchlan Township Police Department dated September 24, 2019. Applicant has agreed to comply with all items.

Mr. Jordan asked for clarification of Item #4, Page 4 of the E.B. Walsh review letter. The Applicant is requesting a waiver of the requirement to provide additional right-of-way on Uwchlan Ave. and Peck Rd. Legal minimum widths will be provided and dedicated to the Township.

Mr. Allen questioned the ability to see the School Zone sign when exiting onto Peck Rd. Drivers are paying attention to leaving the property, entering the street and could miss the sign. After a brief discussion, Ms. Holmes agreed to place additional signage indicating "School Zone Ahead".

Mr. Flanagan made a motion to recommend Preliminary/Final Land Development approval contingent on all items being addressed in the above noted review letters as well as additional signage placement at the Peck Rd. exit from the property. Mr. Jordan seconded and the motion was carried.

ANNOUNCEMENTS:

1. 10/15 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being none, Mr. Flanagan made a motion to adjourn the meeting at 8:01 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper