

# UWCHLAN TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES APRIL 2006

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### APRIL 5, 2006

The meeting was called to order at 7:30 p.m. by Chairman Joe Ferry, and the Pledge of Allegiance was recited.  
**Present:** Joe Ferry, Bill Flanagan, Sam Matthews, Nancy Kane, Charles Kalemjian, Frank Hogan, and ex-officio member Richard Jordan.

**Absent:** Bill MacLaughlin and ex-officio member Jim Osborn.

**Also Present:** Township Manager Doug Hanley, Building/Zoning Officer Tom Cooke, and Township Engineer Ted Gacomis.

**Minutes:** Mr. Kalemjian made a motion to adopt the minutes of March 1, 2006. Mrs. Kane seconded and the motion was carried.

#### **Rossi - Portion of Property - Moser Builders - Residential Single Family Detached Dwellings:Sketch Plan**

Joe Ryan, from Moser Builders, presented the sketch plan for a portion of the Rossi property located next to the commercial golf center on W. Devon Dr. Two plans were prepared. The first plan showed 53 lots under PSFD overlay which permits 2.5 dwelling units per acre on minimum lot size of 8,000 s.f. with an average of 15,000 s.f. and providing 8.5 acres of open space. The other plan was designed under the Residential Open Space Option, showing 27 lots at a 15,000 s.f. lot size, providing 10 acres of open space. The plan showing 27 single family houses and open space with access through the Windham development is the plan favored by the Developer. The houses will be staggered along a cul-de-sac road with the cost of the homes comparable with those in Windham; approximately \$600,000 to \$700,000.

The Commission members discussed their concerns with traffic, the single access and radius of certain parts of the road. Mr. Gacomis had additional concerns that the storm water management shown is located in poor soils area and percolation may be a problem.

The general concensus of the Commission toward the 27 lot proposal was favorable. The Developer will proceed with preparation of a Preliminary Plan showing 27 lots under the Open Space Option.

#### **ANNOUNCEMENTS:**

1. 4/10 - Board of Supervisors - 7:30 p.m.
2. 4/19 - Zoning Hearing Board - DeLuca, 104 Clydesdale Ct. - 7:00 p.m.
3. 4/24 - Board of Supervisors - CANCELLED

There being no other business, Mr. Hogan made a motion to adjourn the meeting at 8:00 p.m. Mrs. Kane seconded and the motion was carried.