

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES AUGUST 2005

AUGUST 3, 2005

The meeting was called to order by Chairman Bill Flanagan, and the Pledge of Allegiance was recited.

Present: Bill Flanagan, Sam Matthews, Joe Ferry, Charles Kalemjian, Bill MacLaughlin, Nancy Kane, and ex-officio members Jim Osborn and Richard Jordan. **Absent:** Frank Hogan **Also Present:** Township Manager Doug Hanley and Township Engineer Ted Gacomis

Minutes: Mr. MacLaughlin made a motion to adopt the minutes of July 6, 2005. Mr. Kalemjian seconded and the motion was carried.

Hankin Group: Condominiums

Mr. Guarini presented a proposed concept revision to the overall plan for the Eagleview Town Center. The Hankin Group plan shows a switch of a 30 unit building next to the approved inn with a 48 unit building that was approved adjacent to the elderly housing building. Hankin plans to construct at this time the 48 unit building only. Mr. Guarini said this building will be handicapped accessible, have 2 parking spaces per unit, be "age targeted" to citizens older than age 55 and cost approximately \$500,000 per unit.

A hearing with the Board of Supervisors will be scheduled to re-open the Conditional Use application for the plan change.

Deweese - Township Line Rd.: Final Plan and Signing of Module

Dave Beideman, Engineer, presented the final plan for this 3-lot subdivision with on-site water and sewer on 4.5 acres located along Township Line Rd. @ Byers Rd. The Applicant has received reviews from E.B. Walsh dated July 25, 2005 and Gannett Fleming dated July 13, 2005; both of which had minor items. The Applicant said that the three items listed in the Walsh review are in the process of being completed and the new perc sheets referred to in the Gannett Fleming letter have been done. He also agreed again to the various Impact fees. Mr. Matthews made a motion to recommend approval of the final plan and sewer module subject to the review letters listed above and also authorizing the Chairman to sign the Module. Mr. Kalemjian seconded and the motion was carried.

Shamona Creek Elementary School: Final Plan/Land

Mr. Avery Gretton of Highland Associates & Gil Lappano presented the final plan to enlarge/renovate the Shamona Creek Elementary School which includes replacing the current modulars with 5 permanent pre-cast classrooms, adding a gymnasium, additional parking with a new circulation plan and adding an instructional center.

The Applicant has received review letters from E.B. Walsh dated August 1, 2005; Gannett Fleming dated August 1, 2005; Stanley Stubbe dated July 28, 2005; Orth-Rodgers dated August 1, 2005; Fire Marshal dated July 28, 2005 and Chief Davis dated July 20, 2005. The Applicant has no problem complying with most of the items, but had the following comments:

1. Stubbe - Applicant said the comments have been addressed including adding side lights. Light posts will also be protected from any cars that may hit them.

2. Orth-Rodgers -

- A. Exit lanes - There was a brief discussion regarding the necessity for 2 exit lanes from the property.

The Commission members felt that it made sense since it would not hold up those people who would turn right onto Dorlan Mill Rd. especially during peak drop-off and pick-up times. The Applicant agreed to put in the 2 exit lanes.

3. Walsh - Landscape Plan

While the Township had not seen this plan yet, the Applicant agreed to meet the Township Ordinance as it relates to plantings.

There was also a discussion regarding stormwater management. The Township Engineer has not had a chance to review the calculations, but the Applicant explained that water will be directed by a rolled curb to a collector (storm basin) where it will be piped around to the existing basin. Any water coming off of the new parking lot will be diverted to the rear of the building as well.

Mr. Martel, 815 Hawthorne St., stated that he had a concern for water streaming onto his property which is located behind and below the school property, and also asked if N. Milford Rd. would be re-opened. Mr. Lappano told him that the stormwater will be handled on the school property and Mr. Hanley said that after researching the cost to upgrade the bridge on N. Milford Rd., it was determined to be too expensive to re-open

the roadway.

Mr. MacLaughlin made a motion to recommend approval of the final plan for the school contingent on comments made in the review letters listed above and the widening of the entrance to 2 exit lanes. Mr. Flanagan added that the motion is also contingent on the approval of the Stormwater Management Plan. Mr. MacLaughlin concurred with that addition and Mrs. Kane seconded the motion, which was carried unanimously.

Swiss Farms - Eagleview Blvd.: Final Plan/Land Development

Mr. Townes presented the final plan to build a 1200 s.f. Swiss Farm drive-thru and a 20-seat hamburger shop on the originally proposed bank pad in the Lionville Professional Center located on Eagleview Blvd. & Ruark Rd. Both stores will be owned by the Swiss Farms organization.

He has received review letters from E.B. Walsh dated August 1, 2005; Gannett Fleming dated July 20, 2005; Stanley Stubbe dated July 28, 2005; Fire Marshal dated July 18, 2005 and Chief Davis dated June 24, 2005; all of which list minor items that he is willing to comply with. Mr. Townes has also received the Zoning Hearing Board decision which will be added to the plan. He also will remove the incorrect site drawing shown at the top of the plans.

Mr. Gacomis asked if Mr. Townes will be complying with the Greater Lionville Plan. He said he will be erecting the decorative lights and will locate benches and trash cans on the property. Brick crosswalks will also be constructed.

There was a brief discussion of the Gannett Fleming review with regard to the grease trap requirement, such trap description will be submitted to Tom Brown for his approval.

Mr. Ferry made a motion to recommend approval of the plan contingent on compliance with the E.B. Walsh letter of August 1, 2005; Gannett Fleming letter of July 20, 2005; Stanley Stubbe letter of July 28, 2005; Fire Marshal's letter of July 18, 2005 and the review letter from Chief Davis dated June 24, 2005. Mr. MacLaughlin seconded and the motion was carried.

Calvary Chapel - Dowlin Forge Rd.: Preliminary Land Development

Mr. Townes presented the preliminary plan for a proposed church on the former Gebhart property located on Dowlin Forge Rd. next to the Genuardi's Shopping Center. Planned is a 31,800 s.f. church to be built in phases, the first phase consisting of approximately 15,000 s.f. with 166 parking spaces. The property will have one access on Dowlin Forge Rd. closer to the front of the property and lining up with the future entrance to the Lionville Shopping Center side of Dowlin Forge Rd.

The Applicant has received review letters from E.B. Walsh dated August 1, 2005; Gannett Fleming dated July 18, 2005; Stanley Stubbe dated July 14, 2005; Orth-Rodgers dated July 28, 2005; Fire Marshal dated July 28, 2005 and Chief Davis dated July 25, 2005 and are discussed below:

1. Walsh -

A. Page 3, #8 - Parking - Since the church will be built in phases, the first phase will have 166 parking spaces with overflow parking handled on the grass. Parking numbers will be according to Township Ordinance.

B. Page 3, #11 - Loading Berths - Mr. Townes explained that there is no need for loading areas since there will be just people and furnishings at the church.

C. Page 3, #13 - Screening Requirements - The property will not be screened at the street since the intent is to not hide the use. According to Mr. Townes, there will be screening along the side where the property abuts the residential area.

D. Page 5, #e - Stormwater Basin Location - Mr. Townes asked the Township to waive the 75' setback since the stormwater is directed to the rear where the basin on the adjoining property is located. There was a brief discussion as to the possibility of the church discharging to the existing adjacent basin and Mr. Townes was OK with that arrangement.

E. Page 5, #7 & 8 - Curbing/Sidewalks - Mr. Townes would prefer not to put in the curbing and/or sidewalks since most of the parishioners will be arriving by vehicle. He did mention that sidewalks may be a part of the land development of the adjoining property where he is now negotiating with a hotel chain and a diner.

F. Page 6, #2 - Greater Lionville Plan - Mr. Townes said he felt the Greater Lionville Plan does not apply to this property, his position being the commercial development ends right before this property.

G. Page 6, #4 - Extension of Utilities - A sewer easement currently runs behind the shopping center property. With this proposal, Mr. Townes agreed to add 10 feet on the church property to the existing 10-foot easement on the abutting shopping center property, this will enable the adjacent Ficca property the ability to connect. Mr. Townes would like the water line to be located in the shoulder along Dowlin Forge Rd. He is currently awaiting comments from Aqua PA regarding this issue.

2. Gannett Fleming -

A. Page 2, #10 - Sewer Connection - As discussed in previous item, sewer will be accessible to neighbors of the Church property by way of an easement.

3. Orth-Rodgers -

A. Page 2, Left Turn Lane Requirement - Mr. Townes was not willing to commit to constructing a left turn

lane off of Dowlin Forge Rd. although Mr. Kaiser states it would aid in the safe and efficient movement of vehicles in this area. This item was left open and will be resolved at a later date after the Applicant has conferred with Mr. Kaiser. Mr. Townes did agree with the Impact fee noted in the review letter.

Regarding the Stubbe review letter, Applicant will comply with all items, but will come back for approval of any other outside lighting at a later date if they feel it is needed. Additionally, Mr. Townes agreed to comply with the reviews from Chief Davis and Mr. Holmes.

The Commission asked whether there will be a school or day care on the premises of the Church. Andy Davis, a Representative of the Church, stated there will not be a school or day care facility. If in the future they determine the need for one, they will return for Township approval.

A Conditional Use Hearing is scheduled for Monday, August 8, 2005. Applicant will return next month.

Tennis Addiction: Preliminary/Final Plan

This item was removed from the Agenda.

PNC Bank: Preliminary/Final Land Development

Sean Delaney, the Engineer for the project, presented the plan to develop the northeast corner of Route 113 and Eagleview Blvd. currently occupied by a 2-story frame office building formerly used by the Chester County Board of Realtors. The Applicant is proposing to demolish the existing building and construct a 3,342 s.f. bank with 3 drive-thru lanes and one external ATM machine. Utilities will be run from Eagleview Blvd./Mukalian Dr. The Applicant will be making improvements to the Eagleview/Route 113/Crump Rd. intersection and in front of the Burger King restaurant as well as providing a mix of evergreen trees for screening.

Proposed lighting for the property includes 9 shoe box fixtures 20 feet high and bollards placed throughout.

The Applicant has received review letters from E.B. Walsh dated July 22, 2005; Gannett Fleming dated July 29, 2005; Stanley Stubbe dated July 11, 2005; Orth-Rodgers dated July 29, 2005; Fire Marshal dated July 28, 2005 and Chief Davis dated July 29, 2005; and has no problem complying with any of the items. They did agree to meet with the Police to discuss visibility of the ATM/drive-thru lanes.

When asked if they intend to abide by the Greater Lionville Plan and pay the Impact Fees, they said "yes".

Glenn Dabaghian, a Representative from PNC, discussed the recycled materials that will be used in this building which includes recycled rubber, paper and wheatboard.

Revisions will be made to the current plan and plan will be resubmitted for final review.

DARA: Uwchlan Township 537 Plan Amendment

The amendment would allow Uwchlan Township to purchase 75,000 gpd of wastewater capacity from the Borough of Downingtown.

Mr. Kalemjian made a motion to recommend approval of the 537 Plan Amendment. Mrs. Kane seconded and the motion was carried.

ANNOUNCEMENTS:

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

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 9:20 p.m. Mr. Kalemjian seconded and the motion was carried.