

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES AUGUST 2007

AUGUST 1, 2007

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, Bill MacLaughlin, Sam Matthews, Charles Kalemjian, Nancy Kane and ex-officio member John Marbach.

Absent: Frank Hogan and ex-officio member Richard Jordan

Also Present: Township Manager Doug Hanley, Building/Zoning Officer Tom Cooke and Township Engineer Dan Daley.

Minutes: Mr. MacLaughlin made a motion to approve the minutes of July 11, 2007. Mr. Kalemjian seconded and the motion was carried.

Target: Final Land Development Plan Discussion

Mr. Townes presented the final plan for the construction of a Target store with two restaurants to be located on pad sites on the southwest corner of Eagleview Blvd. and Dowlin Forge Rd. He has received review letters from E.B. Walsh dated July 30, 2007; Stanley Stubbe dated July 26, 2007; Gannett Fleming dated July 31, 2007 and Township Fire Marshal dated July 31, 2007; and has incorporated most of the comments.

The Applicant has changed the location for connection to the public sewer and will have laterals leading to the two restaurants; all noted on the plan. Parking has been re-worked so as not to encroach upon the travel lane used by Target delivery trucks, and to allow for a pedestrian access to the Target store. Also, per E.B. Walsh's letter, Applicant will need to determine the method to be used in storm water calculations. The existing basin will be made deeper with larger beds located underneath the parking areas.

The Planning Commission had the following concerns/questions:

1. Timing of the project - Construction will be done all at once.
2. Cross Easement Document - This document has not been approved yet. It is still in draft form and has not been reviewed by all parties.
3. Location of lights in parking lot area - These will be located within the landscaped islands.
4. Location of fence to rear of Target - This is currently located along the property line per the Conditional Use Decision of May 2007.

Mr. Townes did agree to construct the Township park that is planned between the Target and Windham development.

Mrs. Kane made a motion to recommend approval of the final plan contingent on compliance with the E.B. Walsh letter of July 30, 2007; Stanley Stubbe letter of July 26, 2007; Gannett Fleming dated July 31, 2007; Fire Marshal of July 31, 2007; and sewer connection being made at Eagleview Blvd., across from the proposed Panera restaurant prior to the overlaying of the road. Mr. Flanagan seconded and the motion was carried.

Hankin: Eagleview Town Center - Conditional Use Discussion for Proposed 80 Unit Residential Condominium and 98 Unit Hotel

Rick Guarini and Neal Fisher presented the modified plan for Eagleview Town Center showing an 80 unit residential condominium building with community center and a 98 unit hotel with small pub. The residential building and hotel will share some amenities such as a pool. A Conditional Use Hearing is scheduled for August 20, 2007.

The following items were discussed:

1. Emergency Access - Applicant has met with Mr. Holmes, Township Fire Marshal, to discuss this. Building is now smaller in size and the area to the rear of the condos will be designated as the emergency access.
2. Parking - McMahan & Associates prepared the study of shared parking and reported that during peak hours (7 p.m. on a weekday) there is sufficient parking. There are also areas of unallocated spaces.
3. Timing of building - Mr. Hankin will be performing market studies but is hopeful that building will happen soon.
4. Impervious Coverage and total number of units in Eagleview - Applicant agreed to comply with the Town Center requirements for impervious coverage, and total number of units in Eagleview will be 907.
5. Study of area intersections - Studies have revealed that some intersections will fail at full build out and require signalization at that time.

The Commission members gave no recommendation for the Hearing.

Bill MacLaughlin announced that he would be taking a leave of absence from the Commission due to a conflict of interest. He will be presenting the Downingtown School District Land Development plan for a new school next month.

ANNOUNCEMENTS:

1. 08/04 - Park & Recreation Meeting - 7:30 p.m. - Cancelled
2. 08/07 - Zoning Hearing Board - 7:00 p.m. - Old Village Plaza
3. 08/08 - Historical Commission Meeting - 7:30 p.m. - Cancelled
4. 08/20 - Board of Supervisors - 7:30 p.m. - Conditional Use Hearing -
Hankin Town Center Condos/Hotel

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:26 p.m. Mr. Flanagan seconded and the motion was carried.