

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES FEBRUARY 2005

FEBRUARY 2, 2005

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

Present: Bill Flanagan, Frank Hogan, Sam Matthews, Nancy Kane, Charles Kalemjian, Joe Ferry, Bill MacLaughlin and ex-officio member Richard Jordan.

Absent: Ex-officio member Jim Osborn

Minutes: Mr. Kalemjian asked that the minutes of January 5, 2005 be amended as follows: #1 on P. 2 under Lion Share items discussed be changed to read, "Agreed to put the grease traps/sewer lines to the rear....." With this change, Mrs. Kane made a motion to approve the minutes of January 5, 2005. Mr. Hogan seconded and the motion was carried.

Landview Properties/Truskey - W. Devon Dr. - 15,000 s.f. Office Bldg.: Final Land Development Plan

Dave Renschler of Commonwealth Engineers presented the final land development plan to build 15,000 s.f. of office space with 60 parking spaces behind Calvary Fellowship Church on W. Devon Dr. Two accesses are planned off of W. Devon Dr. One is a full service entrance close to Calvary Lane and an exit only closer to Route 113. There is a one-way drive through the property that will connect the two accesses.

The Applicant has received review letters from E.B. Walsh dated January 31, 2005; Orth-Rodgers dated January 3, 2005; Gannett Fleming dated January 26, 2005 and Stanley Stubbe dated January 24, 2005, and has no problem complying with any of the items, including references to the standard contributions to the various Township funds.

Also the Mobil Pipeline people will be meeting with the Applicant on-site to discuss any potential considerations required regarding the line.

There was a brief discussion regarding landscaping. The Applicant has added a variety of shade trees throughout the property and agreed to consult with Mobil Pipeline as to what kinds of foundation plantings will be permitted at the rear of the property. This will be determined prior to issuance of a building permit.

Mr. Ferry made a motion to approve the final land development plan contingent on the E.B. Walsh review of January 31, 2005; Orth-Rodgers review dated January 3, 2005; Gannett Fleming dated January 26, 2005 and Stanley Stubbe dated January 24, 2005; agreement to the Traffic Impact, Recreation and Public Safety Funds; and to foundation planting approval by Mr. Cooke prior to the issuance of a building permit. Mrs. Kane seconded and the motion was carried.

Hankin - Discussion - Retail/Residential: Want to Allow Food Service Establishments

Mr. Guarini stated that although originally the Hankin Group did not allow food service establishments in the Live Works units, they have recently been approached by potential food service businesses who would like to locate in the units. Potential businesses have been ice cream parlors and coffee shops.

Mr. Guarini further explained that it is their intent to integrate the uses at this location. They will have to modify the covenants if this change is made.

The Planning Commission discussed their concerns for odors, lack of parking, deliveries and hours of operation. The consensus was that the food service businesses belong in the Town Square where the Brickside is located, not so close to residential properties. All approvals up to this date have been based on the no food service restriction.

Mr. Guarini agreed to do further research before approaching the Commission again.

U.B.D.- Quill Property - Taylor Rd.:

Although not on the Agenda, Lisa D'Andrea, Engineer, who was recently hired to take over the engineering of the plans for the U.B.D-Taylor Rd. subdivision, explained that all the modifications requested at prior meetings have been made to the 4 lot subdivision. The properties will have a common driveway and connect to the sewer line across the street. Ms. D'Andrea is currently seeking a letter from the Homeowners' Association of Taylor's Ridge, which would allow for the easement to connect to their sewer line.

Stormwater will be handled on-site by individual basins on Lots 1, 2 & 3 and Lot #4 will collect the overflow which will flow to the existing basin on Taylor Rd.

The Commission members briefly discussed how it will be determined who is responsible for the maintenance of the common drive. Mr. Flanagan feels that one person should be in charge. Ms. D'Andrea will look into the situation.

The modified plan is under review by the various reviewing agencies.

ANNOUNCEMENTS:

1. 2/07/05 - Park & Recreation - 7:30 p.m.
2. 2/10/05 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 2/14/05 - Board of Supervisors - 7:30 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:21 p.m. Mr. Ferry seconded and the motion was carried.