

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES FEBRUARY 2006

FEBRUARY 1, 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 MacLaughlin, Sam Matthews, Frank Hogan, Nancy Kane, Charles Kalemjian and ex-officio members Jim Osborn and Richard Jordan.

Absent: Bill Flanagan

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 January 4, 2006. Mr. MacLaughlin seconded and the motion was carried.

Dunkin Donuts/Baskin Robbins - Route 113 & Whitford Hills Rd.: Final Land Development

Joe Hunt, Engineer, and Mr. Meltzer, Owner of Record, presented the final plan for a 2,000 s.f., 24 hour/7 days a week Dunkin Donuts/Baskin Robbins, with drive-thru at the corner of Route 113/Whitford Hills Rd, the former Texaco Gas Station property. The property will be accessed by a right-in, right-out from Route 113 and another full service entrance/exit from Whitford Hills Rd. There will be 24 seats inside with additional seasonal seating outside and 19 parking spaces.

The Applicant has received approval from PennDOT for their entrance/exit on Route 113 as well as review letters from E.B. Walsh dated January 20, 2006; Gannett Fleming dated January 25, 2006; Stanley Stubbe dated January 18, 2006 and Chief Davis dated January 30, 2006. Mr. Hunt and Mr. Meltzer agreed to address/comply with all of the outstanding items in these reviews. They also agreed to fencing in the rear of the property and will place additional trees on the residential side of same fence.

Mr. Kalemjian made a motion to recommend approval of the final plan contingent on all of the items in the review letters listed above. Mrs. Kane seconded and the motion was carried.

Tennis Addiction - PCIP: Final Land Development

Steve Siana, Attorney, and Craig Bachik of Kairos Design Group presented the final plan to expand the existing Tennis Addiction facility located at 202 Philips Rd. in the Pickering Creek Industrial Park. Planned are additional outdoor facilities including paddle tennis courts, clay courts, swimming pool, and bath house. The revised plan shows a decrease in the number of outdoor courts and there are no plans to build a hot tub or have an outdoor PA system. However, a 12,000 s.f., 2-story office building which was previously approved on an adjacent property has been added to the plan.

The Applicant has met with DEP to discuss wetland issues as well as representatives from Texas Eastern Pipeline Co. regarding building over or close to the pipeline. Additionally, they are currently awaiting a Geotechnical Report which will address ground water recharge.

The Township notified the President of Century Oaks Homeowners Association to let them know of this proposal, but to date, no one has attended meetings or called with questions.

The Commission members briefly discussed the following:

1. A pedestrian connection from the club to the office building.
2. Retaining walls
3. Hours of operation - yet to be determined.
4. Noise generated from usage of outdoor courts - Applicant feels noise from courts will have less impact than the noise generated by traffic on the Turnpike.
5. Proximity to nearest residential neighborhood - Applicant said nearest residential property is approximately 400' away.

The Applicant has received review letters from E.B. Walsh dated January 18, 2006; Gannett Fleming dated January 16, 2006; Stanley Stubbe dated January 16, 2006 and the Fire Marshal dated January 11, 2006 and agreed to resolve all issues itemized in the reviews. There was one question regarding Mr. Stubbe's review of lighting pole height, but Mr. Siana said they would speak directly to Mr. Stubbe to resolve. Applicant will return next month after addressing the items in all of the review letters.

Expansion of Exton Diner: Discussion

No one was present. Mr. Cooke described the proposal to build an entryway and an outdoor refrigeration facility resulting in a reduction in parking spaces.

The Commission briefly discussed that at the time of the Exton Diner's last expansion and erection of the

retaining wall, all parking that was shown on the lot is required parking.

Mr. Ferry recognized three Boy Scouts in the audience who are working on a merit badge that requires them to attend a public meeting. Also recognized in the audience was Scott Darling, a member of the Township Park & Recreation Board as well as a volunteer for Community Day, and Mr. Marbach, who is interested in becoming a member of the Planning Commission.

ANNOUNCEMENTS:

1. 2/06 - Park & Recreation - 7:30 p.m.
2. 2/08 - Zoning Hearing Board - Decision - Miner, 617 Nancy Jane Ln. - 7:00 p.m.
3. 2/13 - Board of Supervisors - 7:30 p.m.

There being no other business, Mr. MacLaughlin made a motion to adjourn the meeting at 8:19 p.m. and Mrs. Kane seconded. The motion was carried.