

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES JANUARY 2007

January 3 - Reorganization & Regular Meeting

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, Sam Matthews, Bill Flanagan, Bill MacLaughlin, Charles Kalemjian, Nancy Kane, Frank Hogan and ex-officio member Richard Jordan. Also Present: Township Manager Doug Hanley, Building/Zoning Officer Tom Cooke and Township Engineer Ted Gacomis.

Reorganization:

Mr. Flanagan made a motion to keep the current officers in place for another year. Mrs. Kane seconded and the motion was carried. The officers remain as follows:

Chairman: Joe Ferry
Vice-Chairman: Bill MacLaughlin
Secretary: Charles Kalemjian

Minutes: Mr. Kalemjian made a motion to approve the minutes of December 6, 2006. Mr. Matthews seconded and the motion was carried.

Hankin - Lot #51 Eagleview: Final Land Development

Neal Fisher of the Hankin Group presented the final Land Development plan for Lot #51 which lies on Eagleview Blvd. across from Pennsylvania Dr. in the Eagleview Corporate Center. Shown is a 150,000 s.f. office building with required parking.

During the prior meeting, the Applicant was asked to look into placing call boxes throughout the parking lot so as to provide more safety for the employees. Mr. Fisher said he spoke with the Township Police who determined that the opportunity for vandalism and misuse of the call boxes outweighed the pros.

The Applicant has received Conditional Use approval as well as approval from the Zoning Hearing Board. They are also in receipt of review letters from E.B. Walsh dated January 2, 2007; Gannett Fleming dated December 27, 2006; Orth/Rodgers dated December 28, 2006; Stanley Stubbe dated December 26, 2006; Conservation District dated November 27, 2006; and Fire Marshal and Police Department comments; and stated that they will comply with all review items.

The Applicant has also agreed to signalize the intersection of Eagleview Blvd. & Pennsylvania Dr., if and when in the future it is determined to be necessary.

Mr. Matthews made a motion to recommend approval subject to the review letters listed above. Mr. Flanagan seconded and the motion was carried.

Target - Dowlin Forge Rd. & Eagleview Blvd.: Conditional Use Discussion

Since there were a number of residents in the audience, Mr. Ferry explained that Mr. Townes will first give his presentation. Following the presentation, any questions the Commission members may have will be answered, and then the floor will be open to the public for questions and comments.

Mr. Townes presented the plan for a 137,000 s.f. Target store with 2 pad sites, one for a restaurant, the other for a bank, all to be located on the corner of Dowlin Forge Rd. & Eagleview Blvd. The main entrances to the site will be in the northeast corner off of Dowlin Forge Rd. at the traffic signal on Eagleview Blvd., and another right-in, right-out entrance from Eagleview Blvd. with the connection through the adjacent Lionville Shopping Center, and Applicant will be improving the intersection of Eagleview Blvd. at Mukalian Dr.

The site will be serviced by public water and sewer and stormwater will be handled by an existing basin that will be modified.

A Conditional Use Hearing is scheduled for January 22, 2007 to consider the following:

1. Parking - Plan shows 4 spaces per 1000 s.f. - will put 140 spaces on reserve. Ordinance requires 5/1000 by Conditional Use. (Section 607.2c.2)
2. Building over 40,000 s.f. with less than 200 parking spaces (Section 611)
3. Site is considered a Shopping Center under Section 605.
4. Site plan shows a restaurant (Section 611 Conditional Use)

Mr. Townes said he has met with the Windham residents to discuss their concerns, which centered around landscaping, fencing of the property and the use of berms to block the view of the site. He explained that the berming will begin after the swale which is 2 ft. in depth and approximately 6 ft. in width and varies in height from 2-10 ft. along the property line. The berm will be landscaped and maintained by Target.

The Target store will be open Monday thru Saturday 8 a.m - 10 p.m. and 8 a.m. - 9 p.m. on Sundays and employ between 150 and 200. Deliveries will be made by small vendors Monday thru Friday between 8 a.m. and 12 Noon and larger tractor trailers will make deliveries Monday thru Sunday between 4 p.m. and 10 p.m. Mr. Kalemjian asked for the number of HVAC units required. Mr. Townes answered that there will be 24 units with noise levels equivalent to the spoken voice.

Road improvements to Dowlin Forge Rd. include a deceleration lane, a right turn lane and widening on the northeast corner to allow for a left turn lane. No signal is planned for the entrance on Dowlin Forge Rd. at this time.

Mr. Gacomis asked why Target believes they need another store. Mr. Townes said that Target feels they are not providing the level of service that they would like. They have done their analysis and feel another store is viable. Thirty-five percent of consumers will come from the North, 32% from the South, 18% from the West and 15% from the East. The proposed store will be larger than the one in Exton.

Mr. MacLaughlin asked as to the width and height of berm. Mr. Townes replied that it was a 3:1 slope and 85 feet long, and will be maintained by Target or LTK. Also discussed was the need for a silt and safety fence at the beginning of construction, and signage, which will consist of one Target sign and monument signs for the bank and restaurant.

Hearing no more questions from the Commission, Mr. Ferry explained that this is the first time the Commission has seen the proposal and no decisions will be made tonight regarding the plan.

Mr. Gacomis further explained the plan proposal process, stating that this plan is required to go through a Conditional Use Hearing and then proceed through the Land Development process. It is not unusual for a proposal similar to this to take 6 months to a year before it is approved or denied.

Mr. Flanagan added that something is going to be built on this property. If it is zoned properly for the proposal, the owner of the property has the right to build on it, but the Township will do their best to get something that fits into the permitted uses.

John Rossamondo from the Daily Local asked for clarification on the parking. Mr. Townes explained that the industry standard generally requires 5 spaces per 1,000 s.f. of space. They are proposing 4 spaces per 1,000 s.f. because of their historical knowledge of parking needs with 138-140 spaces added later, if necessary. He also asked if traffic studies have been done. Mr. Townes said they were. Target has done their homework. The following residents were present and expressed their concerns for berming and fencing of the property, loading area proximity to residential areas and visibility from same, need for another Target so close to the one in Exton, traffic, parking, security, stormwater management, loss of neighborhood charm, and vision that in a few years this will be another empty store:

1. Joseph Umberger, 220 Windham Dr.
2. Dave Schwab, 309 Dowlin Forge Rd.
3. Bill Casey, 611 Caravay Ln.
4. Alon Ben-Shmael, 222 Windham Dr.
5. Ethlyn Negriny, 1215 Dowlin Forge Rd.
6. Ken Nothstine, 780 Dowlin Forge Rd.
7. David Torone, 136 N. Lynwood Ln.
8. Tim Warner, 511 Dowlin Forge Rd.
9. Michelle Mazza, 224 Windham Dr.
10. Kathy McQueen, 218 Windham Dr.
11. Jane Hueber, 215 Windham Dr.
12. Kris Lichok, 860 Dowlin Forge Rd.

Also discussed were the Greater Lionville District requirements such as benches, lighting and trash receptacles. No decision was required.

ANNOUNCEMENTS:

1. 1/08 - Board of Supervisors @ Police Building - 7:30 p.m.
2. 1/08 - Park & Recreation - 7:30 p.m.
3. 1/17 - Zoning Hearing Board @ Police Building - 7:00 p.m. - Honey Tree Ct. - Variance
4. 1/18 - Historical Commission @ Cadwalader House - 7:30 p.m.
5. 1/22 - Board of Supervisors - Regular Meeting & Hearing - Target - 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 9:50 p.m. Mr. Kalemjian seconded and the motion was carried.