

# UWCHLAN TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES JULY 2005

### JULY 6, 2005

The meeting was called to order at 7:30 p.m. by Vice-Chairman, Joe Ferry, and the Pledge of Allegiance was recited.

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

**Absent:** William Flanagan and ex-officio member Jim Osborn.

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

**Minutes:** Mr. Kalemjian made a motion to adopt the minutes of June 1, 2005. Mr. Matthews seconded and the motion was carried.

#### **Grant Subdivision - N. Milford Road: Final Subdivision**

Mr. Silkknitter, Engineer, stated this is a 10 acre, 3-lot subdivision. The Applicant has tried unsuccessfully to obtain easements through Eagleview properties to provide public sewers. Mr. Cooke explained this will now require an amendment to the Township's Act 537 Plan to go on-site and will take several months before all the necessary module approvals for on-site systems are obtained. The Commission agreed not to require a capped public sewer system. The Applicant is willing to put in the Property Deeds that if public sewer does become available for the three lots, they must connect.

After discussing the review letters from Mike Holmes, dated June 22, 2005, Gannett Fleming, dated July 5, 2005 and E.B. Walsh, dated July 1, 2005, Mr. Silkknitter stated the Applicant has agreed to the recommended revisions as well as the impact fees.

Mr. Matthews made a motion to recommend final plan approval of the Grant Subdivision subject to E.B. Walsh, Gannett Fleming, Mike Holmes review letters listed above and payment to the Traffic, Park Development and Public Safety Funds. Additionally, the Commission recommends that the Board grant the waiver for the irregular lot sizes and shapes. Also, the Applicant must comply with State and County regulations for on-site sewer systems and agree to connect the three lots to public sewer if it becomes available. Mrs. Kane seconded the motion which was carried.

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

Mr. Townes presented the land development plan to build a 1200 s.f. Swiss Farm drive-thru and a 20-seat hamburger shop on the originally proposed bank pad at 221 Eagleview Blvd. located at Eagleview Blvd. & Ruark Rd. Both stores will be owned and operated by the Swiss Farms organization. He has received review letters from E.B. Walsh dated July 5, 2005, Stanley Stubbe dated June 24, 2005, Gannett Fleming dated July 6, 2005, Chief of Police dated June 24, 2005 and Mike Holmes dated June 22, 2005 and chose to discuss the following:

1. E.B. Walsh

A. Page 2, #9 - Drive-thru widths - Mr. Townes interpretation was different than that of Dan Daley. He agreed to take under advisement Mr. Daley's point and will check back at a later date to resolve.

B. Page 2, #10a - Screening - Mr. Townes explained that he has duplicated the screening plan here from the original bank plan but Mr. Daley has requested there be more screening. Mr. Townes agreed to do more and will discuss further with Mr. Daley.

C. Page 3, #12 - Trash enclosure - Any proposed enclosure should be reviewed by the Planning Commission. Mr. Townes explained that the enclosure will be brick with adequate screening.

D. Page 4, #8 - Street Trees - Mr. Daley requested the street trees be spaced rather than lumped together as shown on the plan. Mr. Townes said the trees have been in existence since the perimeter of Chick-Fil-A was landscaped.

2. Stubbe - #4 - Pole mounted fixtures

Mr. Townes explained that these lights are for aesthetics only (Greater Lionville Lighting) and bought from a certain manufacturer so he doesn't need to provide the photometrics.

3. Pat Davis (Police) - Chief Davis questions whether the 5 accesses are properly placed. Orth-Rodgers has looked at the placement and agrees with Mr. Townes that the accesses are appropriate.

Mr. Townes said he had no other problems with any of the items in the review letters.

The Commission members further discussed the landscaping of the site concluding that the shrubbery used for screening should be high enough to block the bumpers of parked vehicles.

Due to several outstanding issues, Mr. Townes will return at a later date after Conditional Use and Zoning Hearing Board Decisions. No motion was required.

**Shamona Creek Elementary School: Expansion/Land Development Plan**

Gil Lappano & Mr. Gretton presented the 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 July 6, 2005, Gannett Fleming dated June 15, 2005, Stanley Stubbe dated May 27, 2005, Police Chief dated June 24, 2005 and Mike Holmes dated June 22, 2005 and agreed to address all of the items except the impact fees. Mr. Lappano explained that no new students would be added just more modern expanded space. Also, Applicant still needs to submit a lighting/landscape plan.

The Township's main concern for this site is stormwater management since the school has experienced mold problems and general water problems in the past. Mr. Daley suggested they re-direct the run-off created by the additional impervious coverage, possibly under the parking lot. It currently all goes down toward Pennypacker Country Club. The parking area will need to be redesigned as discussed and reviewed again by E.B. Walsh and Dean Kaiser from Orth-Rodgers.

Applicant will return to the August meeting.

**ANNOUNCEMENTS:**

1. 7/11 - Board of Supervisors - 7:30 p.m.
2. 7/20 - Zoning Hearing Board - 2 Decisions - Geipel (12 E. Welsh Pool Rd.) & Swiss Farms/Hamburger Store - 7:00 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:45 p.m. Mr. Hogan seconded and the motion was carried.