

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES JUNE 2005

JUNE 1, 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, Sam Matthews, Nancy Kane, Charles Kalemjian, Frank Hogan, Joe Ferry, Bill MacLaughlin and ex-officio member Richard Jordan. **Arriving Late:** Ex-officio member Jim Osborn.

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

Minutes: Mrs. Kane made a motion to adopt the minutes of May 4, 2005. Mr. Kalemjian seconded and the motion was carried.

Swiss Farms Stores/Hamburger Restaurant - 221 Eagleview Blvd.: Conditional Use, Variance and Special Exception Discussions

Mr. Townes presented the sketch plan to build a 1200 s.f. Swiss Farm drive-thru and a 20-seat hamburger shop on the originally proposed bank pad in the Lionville Professional Center located on Eagleview Blvd. & Ruark Rd. Both stores will be owned by the Swiss Farms organization.

He has received review letters from E.B. Walsh dated May 31, 2005 and Orth-Rodgers dated May 31, 2005 and has no problem addressing any of the items. There was a brief discussion regarding additional sidewalks being built to the office park and the request that signage for traffic circulation be prominently displayed.

The Commission members also asked the Applicant of his willingness to pay the various impact fees. Mr. Townes said he was aware and is willing to pay into all the appropriate funds.

The following zoning relief is required and Mr. Townes requested a recommendation for same:

1. Conditional Use to allow a restaurant.
2. Variance to allow a canopy on the Swiss Farm store to be built 10 feet into the front yard setback.
3. Variance to allow 2 buildings on one lot.

Mr. Matthews made a motion to recommend Conditional Use approval for the restaurant and approval for the two variance requests per the E.B. Walsh letter of May 31, 2005. The motion was also contingent on compliance with all of the items in the Walsh letter and the Orth-Rodgers letter of May 31, 2005; and payment to the appropriate funds. Mr. Kalemjian seconded the motion which was carried.

Additions/Alterations to Shamona Creek Elementary School: Discussion

Avery Gretton, Architect, presented the plan to enlarge/renovate the Shamona Creek Elementary School. The current modulars will be replaced with 5 permanent pre-cast classrooms. Also planned is a gymnasium, additional parking and a new circulation plan, and an instructional center. All of the renovations will be phased. Mr. Osborn asked why a new gymnasium was needed? Mack Watters from the School District explained that currently the gym serves as a lunchroom, music room, etc. The new gym will be separate and also available for community use.

When asked about past drainage issues, Mr. Gretton said that they all have been addressed.

The plan has been sent out for reviews, which are expected by the next meeting.

ANNOUNCEMENTS:

1. 6/06 - Park & Recreation - 7:30 p.m.
2. 6/09 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 6/13 - Board of Supervisors Regular Meeting & Conditional Use Hearing - Hamburger Restaurant - 221 Eagleview Blvd. - 7:30 p.m.

Mr. & Mrs. Iaconelli, 602 Perimeter Dr., were in the audience because they expected the Grant subdivision plan to be on the Agenda. Mr. Hanley explained that Mr. Grant has granted a 1 year extension for his plan. The Iaconelli's were asked by Mr. Grant if they would grant him an easement through their property to access sewer. They told him they are not willing to allow the easement.

There being no other business, Mrs. Kane made a motion to adjourn at 8:00 p.m. Mr. Hogan seconded and the motion was carried.