

# UWCHLAN TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES JUNE 2006

### JUNE 7, 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, Sam Matthews, Nancy Kane, Charles Kalemjian, Frank Hogan, Bill MacLaughlin and ex-officio member Jim Osborne.

Absent: Ex-officio member Richard Jordan.

Arriving Late: Bill Flanagan

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

Minutes: Mrs. Kane made a motion to adopt the minutes of April 5, 2006. Mr. Kalemjian seconded and the motion was carried.

Tennis Addiction - PCIP: Preliminary Subdivision & Land Development

Andrew Bellwoar, Attorney, presented the plan for the expansion of 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, bath house and pavilion.

The Applicant is in receipt of review letters from E.B. Walsh dated June 2, 2006; Gannett Fleming dated February 24, 2006; Stanley Stubbe dated May 8, 2006; Fire Marshal dated January 11, 2006 and Police dated July 27, 2005 and had the following comments:

1. E.B. Walsh -

A. Page 2, #1 - Section 402.2 - Contribution being resolved.

B. Page 3, #5 - Section 508 - Storm Drainage - Applicant expects outside agency approval shortly.

C. Page 4, #n - Grading of parking lot - This has been submitted to the Township.

D. Page 4, #7 - Section 509.2 - Texas Eastern - Applicant agreed that both parties execute encroachment agreement provided by Texas Eastern.

E. Page 5, #8 - Section 510 - Erosion & Sedimentation - This part of the plan is being reviewed and Applicant has agreed to comply with comments from the Army Corp of Engineers.

2. Gannett Fleming -

Applicant agreed to all comments including the proviso that they provide note on drawing stating that the swimming pool drain water and filter backwash water will not be discharged into the sanitary sewer system.

3. Stubbe -

Applicant agreed to all comments including the suggestion that light fixtures be backfitted with appropriate shielding, at the time of installation, to block the view of fixtures from potentially vulnerable venues identified by the Township.

Mr. Stubbe will perform a site check once facility is built to assure compliance.

Applicant agreed to all other review comments.

The Commission members asked if there were any comments from the Century Oaks residents since they are the closest residential neighbor. Mr. Hanley said he had spoken to the Homeowners Association President regarding the expansion, and suggested to them that they inform all of their homeowners. To date, the Township has not heard from any of them.

Mr. DiCecco, Owner, said he has spoken to several of the homeowners, none of which have said anything negative regarding these plans.

Mr. Kalemjian made a motion to recommend final approval for the Subdivision & Land Development plan contingent on the above listed review letters as well as letters from DEP, the executed encroachment agreement with Texas Eastern and light cutoff shields at the time of installation. Mr. MacLaughlin seconded and the motion was carried.

Wawa - Rt. 113 - Lionville Shopping Center: Preliminary/Final Land Development

Mr. Kalemjian asked if anyone felt he should be recused from comment regarding this plan since he has a business relationship with Wawa. The Commission said they did not.

Skip Brion, Attorney, presented the redevelopment plan for the Regal Cinema section of the Lionville Shopping Center on Rt. 113 with the possible demolition of the Regal Cinema. The plan shows a super Wawa with 6 stations and 12 pumps, a 5,790 s.f. restaurant and a drive-thru restaurant, all of which have a common access off of Rt. 113.

The above described plan requires three waivers be granted. These are as follows:

1. Section 607.6 a.c. - Plantings along Rt. 113 - Applicant would like to provide lower growing plants. After a brief discussion, all agreed that the area will have grass and some sort of ornamental deciduous shade tree, approximately 8' in height with no lower limbs to interfere with site distance.

2. Section 607.6 b. - Screening/Landscaping - Applicant requests to allow for the absence of two trees on the parking lot islands over the underground basin.

3. Section 402 - Applicant requests to allow the submission of a Preliminary/Final Plan.

Applicant has received review letters from E.B. Walsh dated June 1, 2006; Gannett Fleming dated June 2, 2006; Stanley Stubbe dated May 30, 2006; Orth-Rodgers dated April 28, 2006; Fire Marshal dated June 1, 2006 and Police dated February 28, 2006; and agrees to comply with all other items. Also, requirements of the Greater Lionville Plan will be discussed with Township staff.

Traffic Planning Engineer stated that PennDOT has reviewed the traffic flow and has advised the decel lane on Rt. 113 be reduced to 200 feet with a taper of 75 feet, and the Applicant has agreed.

There was a brief discussion regarding the disposition of the Regal Cinema building and the period of time that it will sit before anything is decided. Sue Bratten, representing Wawa, agreed to discuss this issue with Brandolini. All would like to see the building either demolished or converted by the time the new Wawa opens for business, which is anticipated as Fall 2007.

Also discussed was the lower entrance off of Rt. 113. Depending on the usage determined for the adjoining Rossi property, the Township prefers this access become a shared one. Ms. Bratten has agreed to the joint access as long as the determined use is acceptable to them. Language to that effect has been placed on the plan.

Mr. MacLaughlin made a motion to recommend approval contingent on all the review letters listed above, the Greater Lionville Plan, the Supervisors' approval of the requested waivers and the disposition of the Regal Cinema building by the time Wawa is opened for business. Mr. Hogan seconded and the motion was carried.

#### ANNOUNCEMENTS:

1. 06/12 - Board of Supervisors & Conditional Use Hearing - 256 Welsh Pool Rd. - 7:30 p.m.
2. 06/21 - Zoning Hearing Board - 107 Canter Ln. - Variance - 7:00 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:25 p.m. Mr. Matthews seconded and the motion was carried.