

UWCHLAN TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 7, 2007

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, Frank Hogan, Bill Flanagan, Charles Kalemjian, Sam Matthews, Nancy Kane, Richard Jordan and ex-officio John Marbach.

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

Minutes: Mr. Kalemjian made a motion to approve the minutes of October 3, 2007. Mr. Hogan seconded and the motion was carried.

Morphotek: Preliminary/Final Land Development

Brendan Burke of MacElree Harvey explained that Morphotek received Conditional Use approval to lower the number of parking spaces from the required 181 to 150. This approval was in conjunction with their plan to expand the existing 41,000 s.f. building located on Welsh Pool Rd. The 19,000 s.f. addition will be done in Phases, with the first phase being 15,000 s.f. The plan allows for an additional 25 parking spaces if in the future it is determined they are needed.

During previous meetings, the Commission members were interested in the type of work being done at this location. Dr. Nicolades, CEO of Morphotek, explained the products being developed and documented the need for more research space and office space. Mr. Ferry asked if Township EMS personnel will need to be “schooled” in new areas as a result of the research at this facility. Dr. Nicolades answered “no”, the molecules developed are therapeutic in nature and are safe.

Stormwater will be directed off of the roof by drains leading under the parking lot to a wooded area that is currently being used for collection of storm water from the site. There will be a landscaped buffer along the new addition with trees placed throughout the parking area

Jessica Leonard, Morphotek’s Consulting Engineer, explained that what goes down the drain in this facility is not much unlike what goes down the drain at ones’ home. Very small amounts of chemicals are used.

Tom Apple, Facilities Director, discussed the basic design of the addition. The plan shows an expanded laboratory, a new cafeteria, meeting area, conference room and an outdoor recreation area.

The Applicant has received review letters from E.B. Walsh dated November 5, 2007; Gannett Fleming dated October 31, 2007 and Stanley Stubbe dated October 23, 2007. They all are basically clean letters, and Applicant agreed to comply with any outstanding items.

Mr. Hanley informed the Applicant of the various Township Impact fees, which will be collected in lieu of an Impact Study.

Mr. Flanagan made a motion to recommend preliminary/final land development approval subject to the Walsh letter of November 5, 2007; Gannett Fleming dated October 31, 2007; Stubbe letter of October 23, 2007; completion of the Wastewater Questionnaire and the various Impact Fees. Mr. Jordan seconded, and the motion was carried.

Texas Roadhouse - Lionville Shopping Center: Preliminary/Final Land Development

John Anderson, Engineer, presented the plan to build a 7200 s.f., 250-seat Texas Roadhouse Restaurant with no outside dining on a portion of the old Regal Theater site. Currently, Wawa is building on 3.8 acres of the site and will be doing all road improvements. This restaurant will be on part of the 5 acres remaining.

Although a restaurant was originally planned for his site, the site now has been planned specifically for a Texas Roadhouse Restaurant. The building has been shifted closer to Rt.113 but this change will not affect how stormwater will be handled. The trash loading area remains the same and the restaurant will have a landscaped buffer to the South. There will be a small encroachment into the existing buffer, although the woodlands will not be impacted that much. The access easement to the Rossi property remains.

The Applicant has received review letters from E.B. Walsh dated November 6, 2007; Gannett Fleming dated October 30, 2007; Stanley Stubbe dated November 3, 2007 and Fire Marshal dated November 6, 2007; all containing minor issues with which the Applicant agreed to comply.

Also, briefly discussed was the use of speed bumps in front of the restaurant. This will be worked out with the Police Department.

Mr. Jordan made a motion to recommend approval of the preliminary/final land development plan subject to the review letters listed above. Mrs. Kane seconded, and the motion was carried.

Cairns Property: Lot Line Change Request

Bob Worthington of Chester Valley Engineers requested a lot line change for the Cairns property which would create 2 conforming lots with a total acreage of 2.3 acres. The lot to the rear has a house on it, the one that fronts on Dowlin Forge Rd. has no house. In order to create the two conforming lots, the lot line will be shifted 50' back.

Mr. Matthews made a motion to recommend approval of the lot line change. Mr. Hogan seconded and the motion was carried.

Eagleview Crossing: Conditional Use Plan

Mr. Guarini requested a Conditional Use recommendation for a 5-story, 135-room Hilton Gardens Hotel proposed for Route 100 & Eagleview Blvd., the old Valley Forge Hotel site. The hotel will be a limited service hotel with an indoor pool, fitness center and small restaurant. There will be 356

parking spaces on the site. Additionally, a free standing 8,000 s.f. restaurant is proposed adjacent to the hotel.

There will be two accesses to the site; one off of the existing jughandle from Route 100, the other from Route 100 near Township Line Rd.

A Conditional Use Hearing is scheduled for November 26, 2007. The Applicant will be seeking Conditional Use approval for the following:

1. Section 611.b and 508.6.c - 8,000 s.f. restaurant
2. Section 508.6.d - proposed hotel building of up to 65 feet in height
3. Section 611.c - proposed hotel will contain more than 40,000 s.f. and have more than 200 parking spaces
4. Section 611.b and 508.6.c - a restaurant that will occupy a portion of the hotel building

The Commission members asked how the entrance off the jughandle would work, and suggested a lot of signage be placed to avoid confusion.

Mrs. Kane made a motion to recommend Conditional Use approval for Sections 508.6.c, 508.6.d, 611.c and 611.d as discussed. Mr. Jordan seconded and the motion was carried.

Mr. Ferry offered congratulations to Mr. Gaines for winning re-election to the Board of Supervisors.

ANNOUNCEMENTS:

1. 11/08 - Historical Commission @ Cadwalader House - 7:30 p.m.
2. 11/13 - Board of Supervisors - 7:30 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:59 p.m. Mr. Hogan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper