

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES OCTOBER 2005

OCTOBER 5, 2005

The meeting was called to order at 7:33 p.m. by Chairman Bill Flanagan, and the Pledge of Allegiance was recited.

Present: Bill Flanagan, Sam Matthews, Frank Hogan, Nancy Kane and Charles Kalemjian.

Absent: Joe Ferry, Bill MacLaughlin and ex-officio members Jim Osborn and Richard Jordan.

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

Minutes: Mr. Kalemjian made a motion to adopt the minutes of September 7, 2005. Mr. Matthews seconded and the motion was carried.

Eagleview Town Center Condominiums: Discussion of Parking Ordinance Amendment

Mr. Guarini discussed a change to the parking which was proposed along with the plan to switch a 30-unit condominium building next to the approved hotel with a 48-unit condominium building that was approved adjacent to the elderly housing building located in the Eagleview Town Center. He proposed a change in the number of spaces to be located under the 48-unit building, which is the result of a construction design within the parking area. Required support columns interfere with the availability of space for the parking resulting in a decrease in number from 78 spaces to 54 spaces. The reduction in number would then be made up by placing the spaces in an adjacent outdoor lot. If the reduction in number of spaces is unacceptable, Mr. Guarini proposed a reduction in the size of each space to 9' x 18' in order to provide a larger number of spaces under the 48-unit building. To do this, an amendment to the Parking Ordinance would be required. After a lengthy discussion regarding the required size of the spaces, adjusting the location of the columns, isle width, angled parking, making the through road one-way, handicapped requirements and the best possible way to get the maximum number of spaces under the building, Mr. Guarini agreed to look at Zoning Ordinance No. 98-7 which shows the following:

Angle of Parking	Stall Width	Stall Depth	One-Way
90 Degree	9 Feet	20 Feet	22 Feet
60 Degree	9 Feet	20 Feet	18 Feet

Either choice appeared to be acceptable to the Commission and would require no amendment to the Ordinance.

Discussion of Lionville Shopping Center Redesign: Conditional Use Recommendation

Wawa Market has purchased the southern portion of the Lionville Shopping Center containing 9.79 acres with the intent to tear down the old Regal Cinema and build a Wawa Market with gas pumps and 90 parking spaces. Also planned for the lot are two larger theme restaurants and one fast food restaurant. No changes are proposed to the retention basin or the signalized intersection.

This proposal requires a reopening of the Conditional Use Hearing for the following:

1. Reconfiguration of the shopping center per Section 605
2. To allow restaurants per Section 611
3. Number of parking spaces to exceed 200 per Section 611

The Applicant will also need to apply for 3 variances; one for a reduced front yard setback, one for a reduced side yard and one for a larger than permitted directional sign.

The Conditional Use Hearing is scheduled for October 24, 2005.

Mrs. Kane made a motion to recommend Conditional Use approval for the redesign of the center and the addition of the restaurants and parking. Mr. Kalemjian seconded and the motion was carried.

Grant - N. Milford Rd.: Planning Module Discussion/Approval

The Township's Act 537 Plan for sewer systems needs to be amended as a result of the approved Grant 3-lot subdivision. The paperwork has been received and now requires signature.

Mr. Matthews made a motion to recommend approval of the sewer module and authorize the Chairman of the Planning Commission to sign the Module. Mrs. Kane seconded and the motion was carried.

ANNOUNCEMENTS:

1. 10/24 - Board of Supervisors Regular Meeting & Conditional Use Hearing - Lionville Shopping Center Redesign - 7:30 p.m.
2. 10/26 - Zoning Hearing Board - Variance Request - Lionville Shopping Center

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:55 p.m. Mr. Kalemjian seconded and the motion was carried.