

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES SEPTEMBER 2006

SEPTEMBER 6, 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, Bill MacLaughlin, Bill Flanagan and ex-officio member Richard Jordan.

Absent: Frank Hogan and ex-officio member Jim Osborne.

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 June 7, 2006. Mr. Flanagan seconded and the motion was carried.

Moser Builders: Sketch Plan of Rossi Property

Engineer, Dave Renschler and builder, Ted Moser presented the sketch plan for a portion of the Rossi property on Rte. 113 that will utilize the open space option and consist of 25 lots at 15,000 sq ft each that will be accessible through the Windham Dr. cul-de-sac once completed. Mr. Moser mentioned that he would need a letter from the Township stating that they can tear down the barn on the Rossi property and use the driveway for all construction vehicles and access to the site so there will be no interference with residential properties during construction. There will be a Home Owners Association that will maintain the open space as well as the 100 ft. buffer on the lower left side of the plan. Mr. Gacomis stated that there would be the possibility of a service road from the development to W. Devon Dr. if needed in the future. The Commission announced their concern for stormwater drainage that Mr. Renschler explained will occur to the north of the homes near the wetlands area. There were several homeowners from the Windham Development present to discuss their concerns of the new development. Peter Jamnicky of 201 Scott Dr. as a member of the Windham Home Owners Association, stated that they are not unhappy with the proposal as long as the possible service road to W. Devon Dr. does not get approval. They feel that it will add too much volume to their development and also risk the safety of the children that play.

Other present Windham residents were Alon Ben-Shmuel of 222 Windham Dr., Michelle Mazza of 224 Windham Dr., Ellen Theberge of 217 Windham Dr. and Tom Kelly of 211 Windham Dr.

All Windham residents were in agreement with Mr. Jamnicky.

Mr. Hanley mentioned that the plan will need review from the traffic engineer but the possible road to W. Devon Dr. will be good for accessibility and also emergencies. The residents of Windham like that it is not easily accessible. The Commission looks at options that serve all of the Township's residents but will take the concerns of the Windham residents into consideration.

Mr. Ben-Shmuel inquired about a time frame for the start of construction. Mr. Moser would like to begin construction in about one year.

Mr. Moser plans to present the Preliminary Land Development plan at the November meeting.

Mr. Jamnicky asked what the plans were for the future Windham park. Mr. Gacomis had done a plan that involves a soccer field, skating rink and a basketball court. There was a brief discussion about the rock that will be used for temporary parking at the LYA field. The residents asked if there could be an enforced no parking rule on the Windham streets and were told that request would have to go through the police.

DASD: Plan Con "C"

Gil Lappano, Director of Facilities for Downingtown Area School District, presented Plan Con "C" which is the Planning and Construction workbook for the Department of Education. The school board submits 12 different sets of documents which make up Plan Con "C" when it purchases property for a school. They are then in line for reimbursement should they ever build on that property. The Plan Con must contain 3 sites, the preferred one being the Siemens property on Lionville Station Rd., then the Fetters property on Milford Rd., and the McCausland property on Rte. 322 but there is always an active search for land. Construction must begin within 5 years and be completed 5 years later in order to receive the reimbursement. Mr. Lappano stated that there will be a school board public meeting on September 13, 2006 where the Board will present the cost, projection and the demographics of the proposed 1-3 schools on the property. At the facilities meeting on September 27, 2006 the Board will give their recommendation at which time plans will be prepared for submission to the Township. Mrs. Kane mentioned that due to Act 34 a school can only build for so many, not the anticipated amount of students.

ANNOUNCEMENTS:

1. 09/11 - Board of Supervisors & Conditional Use Hearing - West Vincent Restaurant Assoc. - 7:30 p.m.
2. 09/25 - Board of Supervisors - 7:30 p.m.
3. 09/27 - Zoning Hearing Board - Dunkin Donuts- Sign Variance - 160 Shelmire- Fence Variance - 7:00 p.m.

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 8:43 p.m. Mr. Matthews seconded and the motion was carried.