

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES SEPTEMBER 2007

SEPTEMBER 5, 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, Bill Flanagan, Charles Kalemjian, Nancy Kane, and ex-officio members Richard Jordan and John Marbach.

Arriving Late: Sam Matthews

Absent: Frank Hogan

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

Minutes: Mrs. Kane made a motion to approve the minutes of August 1, 2007. Mr. Kalemjian seconded and the motion was carried.

Exton Diner: Expansion

No one was present to discuss.

DiGiore Tract - 36 S. Village Ave.: Preliminary/Final Land Development Plan

Dave Renschler of Commonwealth Engineers presented the plan that would allow Mr. DiGiore of 36 S. Village Ave. to use the first floor of this structure as administrative office space. Mr. DiGiore received Conditional Use approval and approval for several variances in June. The proposal shows no changes to the building. Four parking stalls are shown for the 3 employees.

The plan has been reviewed by E.B. Walsh in their letter of August 31, 2007 and the Applicant has no problem complying.

The Commission members had questions regarding the handling of stormwater. Mr. Renschler explained that stormwater will be directed to an infiltration bed and should not pose any problems. The Walsh review letter stipulates how the bed should be designed. It was agreed that the design will be looked at on site to determine if the overflow is in the proper location.

Mr. Kalemjian made a motion to recommend Final Land Development approval subject to the E.B. Walsh letter dated August 31, 2007 and determination whether stormwater can be adequately piped to the storm drain outlet in S. Village Ave.

Morphotek - 210 Welsh Pool Rd.: Sketch Plan/Conditional Use Request

Brenden Burk of MacErlee Harvey requested a Conditional Use recommendation to relieve the Applicant from the required number of parking spaces related to the 19,000 s.f. expansion of Morphotek's biopharmaceutical company located at 210 Welsh Pool Rd.

Justin Ruby of Mainstay Engineering explained that 181 spaces are required for the estimated 136 people that will be employed by Morphotek. The request is to lower the number by 17.5% to 150 spaces with the remaining area to be used for recreation for the employees. Additional parking will be reserved in the open space area if the Board of Supervisors determines that parking is a problem.

Mr. Kalemjian asked if Morphotek will be adding employees. Mr. Apple from Morphotek said they currently have 65 employees but have determined that when fully staffed after expansion, they will have approximately 136 employees.

Mr. Flanagan made a motion to recommend Conditional Use approval for the reduction from 181 parking spaces to 150, and also compliance with an August 31, 2007 review letter from E.B. Walsh. Mr. Kalemjian seconded and the motion was carried.

DASD - Siemens Tract: Discussion

Stacey Fuller, Attorney for the School District, announced that the School District has drawn up plans for a 3rd campus on the Siemens Tract with Phase I showing a middle school. She introduced Sandy Griffin, Superintendent of Downingtown School District, who discussed the Growth Plan for the school district. Ms. Griffin pointed out that they have addressed the elementary population with 10 elementary schools, plan to do some re-districting, and now need to address the middle school population, which has grown over the last several years.

Rich Fazio went over the financial aspects of the building project, noting that the new middle school will cost \$48,600,000 in today's dollars. Residential taxes were increased by 3.4% for 2007; the increase being dictated by the State.

Mr. Kalemjian questioned whether the school district can legally accept endowments to help defray the costs of the proposed project. Ms. Fuller said yes, that could happen and they have someone investigating that possibility.

Mr. Matthews asked if the district could purchase and deed restrict certain properties from further development in order to keep the number of new students down. Ms. Fuller said they could but there would be other legal issues to manage.

Keith Lieberman, Engineer with Schorn Depalma, discussed the proposed plan for the property, emphasizing the area where the middle school will be built. There are three existing structures on the Siemens Tract, two of which will be preserved. A portion of Lionville Station Rd. will be abandoned and become an inner drive through the entire campus, and a connector road will be built along the Turnpike, which will connect Lionville Station Rd. with Haywood Dr. The middle school is proposed to be opened by 2010.

Mrs. Kane asked if there are State requirements as to the required number of sports fields on a campus? Steve Crew, Architect, said that there are no requirements from the State, although the State did make recommendations. The number of fields shown on the plan will benefit both the School District and Township.

Stormwater management was briefly discussed. The Commission pointed out that there are conservation-sensitive areas on the tract and asked that they not be disturbed. The engineers said they are aware of the areas, and will plan accordingly. The plan is to use "green" roofs and inverted islands in the parking area to help improve the control of stormwater runoff.

The School District will return at a later date with a Preliminary Plan. They would like to have all approvals from the Township by the Summer 2008.

ANNOUNCEMENTS:

1. 09/10 - Board of Supervisors - 7:30 p.m.
2. 09/13 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 09/24 - Board of Supervisors & Morphotek Conditional Use Hearing - 7:30 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:56 p.m. Mr. Kalemjian seconded and the motion was carried.