

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
February 1, 2023**

Due to the Covid-19 pandemic, this was held as hybrid meeting. Questions and comments from the public in person or virtually.

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin.

PRESENT: Dennis Martin, Richard Jordan, Greg Allen, Nick Kurtz, Steve Hessler, Lindsay Lebresco and David Lemons

ABSENT: none

ALSO PRESENT: Building & Zoning Official Tara Giordano; Township Engineer Dan Daley

MINUTES: *Mr. Jordan made a motion to approve the minutes of January 4, 2023 as presented. Mr. Kurtz seconded, and the motion was carried.*

BUSINESS:

430 Valley Hill Rd. – Waiver of Subdivision/Land Development

Jack Robinson of JMR Engineers presented a plan for a three-lot subdivision which consists of 0.83 acres located in Uwchlan Township and 3.3 acres located in West Whiteland Township. There is an existing single-family dwelling located in West Whiteland Township with access off of Valley Hill Rd. The Applicant is proposing to consolidate the two lots (Uwchlan parcel and West Whiteland parcel) and then subdivide them into three lots. Access for the two lots will also be off of Valley Hill Rd in Uwchlan Township by a shared driveway. With the proposed subdivision, no development is actually planned at this time and being that the majority of the future development is located in West Whiteland Township, the applicant is requesting a waiver of Subdivision and Land Development in Uwchlan Township.

Ms. Giordano explained that since the property is located in both Uwchlan and West Whiteland, the plan must be signed by both Townships. Since the Applicant is going through the Subdivision/Land Development process in West Whiteland Township, a waiver request from Uwchlan Township can be considered as long as the applicant obtains a driveway/road opening permit from Uwchlan at the time of construction and the applicant shall submit a Shared Driveway Maintenance Agreement to the Township for review prior to recording as indicated in the EB Walsh review letter.

Mr. Jordan made a motion to recommend the granting of the waiver of the Subdivision and Land Development process for the plan pursuant to compliance with the EB Walsh review letter dated January 27, 2023 and obtaining a road opening/driveway permit at the time of construction as well as provide a shared driveway maintenance agreement for Township to review prior to recording. Mr. Allen seconded and the motion carried unanimously.

Chick Fil A – 211 Eagleview Blvd. – Preliminary/Final Land Development Plan

Tyler Prime, representative for Chick-Fil-A explained that in February they were before the Commission to present a sketch plan for improvements to Chick-Fil-A site and obtained variances from the Zoning Hearing Board in November, for a variance to have less parking spaces than the ordinance requires. The Applicant is requesting a waiver from Section 301.5 in order to have the plan considered and approved as Preliminary/Final Land Development. The Applicant agrees to comply with all comments noted in the review letters from the Township Consultants.

Ms. Giordano indicated that a lighting plan was not submitted and since a few light poles are being relocated, a plan should be submitted for review. The Applicant agreed to submit a lighting plan accordingly.

The improvements for the property include a 415 sf building addition to increase the size of the kitchen as well as altering the existing traffic flow in the parking lot to allow for dual drive-thru lanes and one way circulation. The restaurant is also reducing the indoor seating from 140 seats to 72 seats as indicated in the testimony at the hearing.

Ms. Lebresco raised concerns about the amount of trash that accumulates on the property and suggested that the applicant consider additional trash receptacles on site.

Mr. Kurtz made a recommendation to approve the waiver to proceed as Preliminary/Final Land Development pursuant to compliance with the EB Walsh review letter dated January 25, 2023, McMahon review letter dated January 25, 2023, Theurkauf review letter dated January 24, 2023, Gannett Fleming review letter dated January 11, 2023, Uwchlan Township Police review letter dated January 10, 2023, Uwchlan Township Fire Marshal letter dated January 24, 2023 as well as submission and review of a lighting plan and the exploration of additional trash receptacles. Mr. Jordan seconded and the motion carried unanimously.

ANNOUNCEMENTS: All meetings are again held at the Township building but may also be accessed via “zoom” platform if applicable. Please check the Township website for updates

1. 02/13 – Board of Supervisors – 7:30 pm
2. 02/15 – Zoning Hearing Board – 7:00 p.m. – 203 Mitchell Rd. – front yard variance

Mr. Martin took a moment to welcome David Lemons as a voting member.

There being no other business Mr. Allen made a motion to adjourn at 7:55p.m. Mr. Kurtz seconded, and the motion was carried.

Respectfully Submitted,

Tara Giordano