



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
November 10, 2016
Minutes
Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Ken Engle, Chad Adams, Bob Phillips, Jim Dewees, Jim Shrimp

MaryLou Lowrie, P.E. – Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:34 p.m.

Byers Station Parcel 5C – “Village at Byers Station”

Bob Dwyer was in attendance, reviewing Subdivision and Amended Final PRD Plans, revised September 12, 2016, and the Consultants' comment letter dated November 3, 2016.

Discussion included the following points:

1. Sidewalks will be provided on one side of the internal streets.
2. Crosswalk(s) and trail will be provided along Darrell Drive, from the east side of Graphite Mine Road to the west side of Route 100/Pottstown Pike.
3. A “tot lot” similar to Windsor Ridge's will be provided within the residential area and a contribution will be made for the Park proposed on the Township Building parcel, the southeast corner of Station Boulevard and Pottstown Pike.
4. Applicant will comply with all of the recommendations included in the Consultants' comment letter.

Sally Winterton moved, seconded by Joe Stoyack, to recommend Preliminary/Final Approval for the Plan as presented tonight, and approval of the requested waivers: Belgian block curbing instead of concrete; natural spillway lining material instead of concrete pavers; and using high density polyethylene pipe within roadways instead of concrete pipe. The Motion carried unanimously.

McKee— Milford Associates, LP – Conditional Use Plan

Denise Yarnoff, Esq. – Riley Riper Hollin & Colagreco, and Mark McGonigal, McKee were in attendance, presenting a Conditional Use Plan proposing construction of an Active Adult Community on the Fetter property, to include 375 homes (singles, twins, carriages) and amenities. Township consultants had reviewed the Plan and provided comments.

Discussion included the following points:

1. Two items requiring Conditional Use Approval – developing an Active Adult Community (AAC) in the F-1 Flex Development District and construction within precautionary slopes.
2. Not all treated wastewater will be disposed onsite; they'll have to purchase some disposal capacity.
3. Interior streets won't be dedicated to the Township – they'll be private.
4. Parking on one side of the street.
5. The Planning Commission would like full access through to Prescott Drive in the Reserve at Eagle. This should be considered at the Conditional Use Hearing.
6. The Applicant questioned widening Milford Road 2', providing a 4' shoulder and an 8' asphalt trail. Their traffic engineer advised that widening the roadway typically encourages higher travel speed and they don't want to do that.

7. AAC traffic is @ 1/3 of conventional housing; estimate 102 trips morning peak hour and 115 trips evening peak hour.
8. The Commission was concerned with the interior trails being private and only the trails along Milford Road and connecting to the Reserve at Eagle being public.
9. The Plan provides 3 parking spaces for each dwelling and there's parking on the street.
10. Adequate trash toter storage area should be provided in garages.
11. Since the streets will be private, will Township or HOA coordinate trash/recycling services.

Comments from the floor included:

- A. Jan Farina - Patricia Drive resident, is concerned with safety and speeding if Milford Road is widened; safety issues opening the street into the Reserve at Eagle – being used as a through-road; public trail too close to existing housing.
- B. Kirk Ritter – Patricia Drive resident, is concerned about the loss of open space and increased traffic.
- C. Mary Lou Farrow, resident and Historic Commission Chair is concerned with both the existing house and barn not being retained.
- D. Commission members are concerned about the location of trails.

Joe Stoyack moved, seconded by Sally Winterton, to recommend that the following items be considered during Conditional Use approval proceedings:

1. Widen Milford Road by 2 feet.
2. The 4' apron (shoulder) can be grass, not paved.
3. A connector road to Prescott Drive should be opened.
4. Trails inside community should be public – consider during Land Development.

The Motion carried unanimously.

Eagle Village Park

Tom Kummer of Ray Ott Associates presented construction design plans for the proposed Park at the southeast corner of Station Boulevard and Pottstown Pike.

Discussion points included:

1. ADA seating isn't included;
2. Drywell underneath for water infiltration;
3. Commission members would like the fence between the amphitheater and the Police parking area to be moved back from the seating;
4. Trash receptacles need to be added.
5. Construction costs are estimated at \$350,000, without restrooms.
6. Water supply and public sanitary sewer are already available.

The Commission favors the Park Plan moving to the next step.

Approval of Minutes

Sally Winterton moved, seconded by Jim Shrimp, to approve as presented the minutes of the October 13, 2016 Planning Commission Meeting. The Motion carried unanimously.

Open Session

Continued brief discussion of Park plan items – trash receptacles, parking, water runoff.

Adjournment

Bob Phillips moved to adjourn the meeting at 9:33 p.m. All were in favor.

Respectfully submitted,

Sally Winterton / Jim Dewees