



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
April 13, 2017
Minutes
Approved

In Attendance:

Sally Winterton, Vice-Chair, Bob Phillips, Brett Hand, Chad Adams, Jim Dewees, Ken Engle, Dave Leh, P.E. – Gilmore & Associates, Gwen Jonik – Planning Commission Secretary

Sally Winterton called the meeting to order at 7:30 p.m. as a quorum was present.

Marsh Lea Preliminary/Final Land Development Plan

Adam Brower of E. B. Walsh, Ted Moser, and T.R. Moser were in attendance to review revised plans, dated February 9, 2017 and the Consultants' comments included in Gilmore & Associates April 11, 2017 letter. Mr. Brower commented that they'll be able to address all comments in the review letter, however, a few storm-water-related issues need to be fine-tuned, they believe the impervious area within precautionary slopes was addressed during the conditional use approval process, and 5 waivers are being requested:

1. 28' road width throughout the development;
2. No additional parking space at the end of the driveway – they've reduced most of the driveways slopes to eliminate the need for the parking space;
3. Sidewalks on just one side of the street;
4. Allow lot depth greater than 3x the width for Lots 12, 13, 23 and 24; and
5. Allow less than 1' spillway into the storm water basin or rain gardens.

The Township requested that the development connect to the adjacent Brandywine Trail but not directly from Little Conestoga Road. The Applicant is proposing the trail access could run along the easternmost Lot 17 (which would require an Easement), and be delineated in a natural state using trees, shrubs and signs, to match the natural Brandywine Trail. When asked if the trail access could be more centrally located within the development, Mr. Brower said the Brandywine Trail doesn't abut the properties and a more central location would bring travelers through several side yards. They will investigate a second trail access through the open space parcel located in Wallace Township. Mr. Moser commented that the Homeowners Association Agreement could document any Trail Easements to be held for the future and if it should be of natural material or paved.

There is going to be a Homeowners Association which will be responsible for the storm water management system, the on-lot septic systems, and the maintenance of the trail easement(s) can be added as well.

Mr. Brower advised they will execute a Storm Water Operation and Maintenance Agreement and the Township will be provided the Homeowners Association documents for review. Street trees will be moved back from the sidewalk, HOP plans are underway and will comply with PennDOT regulations.

There was a brief discussion about a safe location for 1-2 cluster mailboxes as the postal service has recently advised they won't deliver door-to-door. Mr. Brower hadn't previously been aware of this and suggested a cluster box could be located either in the middle of the development or near the first Lot at the eastern access.

Glenmoore Fire Company has reviewed the Plans but hasn't issued comments.

Jim Dewees moved, seconded by Brett Hand, to recommend that the Board of Supervisors grant Preliminary/Final approval of the Subdivision conditioned on the Applicant addressing all of the concerns in Gilmore's April 11, 2017 letter, as well as the items discussed tonight. The Motion carried unanimously.

McKee-Milford Associates Preliminary Subdivision and Land Development Plan

Denise Yarnoff, Esq. – Riley Riper Hollin & Colagreco, Adam Brower of E.B. Walsh, Kevin McLaughlin and Mark McGonigal of McKee were in attendance. Documents to be reviewed and discussed: March 2017 Subdivision and Land Development Plan, Township Consultants' comments, County Planning Commission's comments. Ms. Yarnoff advised the Applicant will comply with the majority of the comments in Gilmore & Associates April 10, 2017 and Brandywine Conservancy's April 11, 2017 letter; however, discussion was needed regarding the following items:

Ms. Yarnoff noted that, originally, the roads were going to be private; however, the Conditional Use Approval requires the Development connect with the adjacent roadways in the Reserve at Eagle and the Reserve at Chester Springs; therefore all roads will be public. These roadway connections would be part of the construction of the 3rd phase 3, not the 1st phase of the Development. Both Milford Road accesses will be constructed during the 1st phase. It could be up to 8 years until the 3rd phase would be built. Ken Engle pressed for a commitment to build the connections by 5 years and Mr. McLaughlin countered with a certain number home to be the trigger. A commitment trigger will be determined.

The existing farmhouse will be retained. The options between using it as a residence or a Homeowners Association amenity are being analyzed. The Applicant may attend the May Historic Commission meeting to discuss.

Perpendicular parking is preferred rather than parallel parking. Perpendicular parking would require either a Zoning Hearing Board relief or the Conditional Use Approval reopened. The streets are 28' wide and the Board of Supervisors can grant a waiver for the road width. The Planning Commission drew concern with a 28' wide and on-street parking being too crowded.

They expressed their support of seeking relief from the Zoning Hearing Board for perpendicular parking with 28' roads. Ms. Yarnoff advised there is some on-street parking here and there but not near curves, driveways, etc.

There are 13 waivers requested. The Consultants have no objection to the majority of those waivers; however, several will be discussed later this evening. They'll comply with all of McMahon's and Brandywine Conservancy's comments but will discuss the needed waivers.

The Applicant will comply with all storm-water related comments. Several cluster mailbox areas may be needed to serve this large community and a suggestion was made that perhaps the farmhouse could be the community post office.

They will confirm the wastewater disposal capacity, which is higher than originally expected, and continue to work through the Sewer Agreement.

Ms. Yarnoff distributed a list of the waivers they are requesting which are based on 28' wide public streets. Comments on several of the waivers include:

- additional supplemental parking is provided; perpendicular parking is considered off-street;
- the plan has been prepared using a hook and ladder fire truck for maneuverability but emergency services should confirm via letter that the street widths and parking configurations are adequate;
- there are a few sections that may be served by private streets (rear access / alleyway);
- they'll provide a blanket easement over the private land for sewer/utility access and maintenance;
- 4' wide concrete sidewalks on just one side of the streets consistently throughout the community;
- a smaller caliper tree is proposed as larger trees are more difficult to move and aren't as viable;
- the 3-tiered approach to storm water requests deeper basins and a more restricted outflow, with a valve, which flows to a planted riparian buffer before the stream.

Further discussion included:

The Clubhouse and pool areas haven't yet been designed; pool size, trash disposal area, etc. will be refined during building permit process; provide adequate storage area in the homes for the trash/recycling toters; Lisa Thomas will work with Sheila Fleming regarding the type and placement of street trees.

The Applicant will return May 11 to follow-up on these items.

Approval of Minutes

Jim Dewees moved, seconded by Bob Phillips, to approve as presented the minutes of the March 9, 2017 Planning Commission Meeting. The Motion carried unanimously.

Open Session

Ken Engle suggested that when designing a dense community, driveways should be directly across from each other, not staggered.

Jim Dewees commented that today was Maundy Thursday and he requested that meetings not be scheduled on Holy days in the future.

Gwen Jonik commented on receipt of the Jankowski Tract Conditional Use Application, proposing 55 single family homes on the vacant parcel on the northwest side of Route 100 at the boundary with West Vincent.

Adjournment

Jim Dewees moved, seconded by Bob Phillips, to adjourn the meeting at 9:36 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary