



## UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

October 12, 2017

Minutes

Approved

### In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Chad Adams, Brett Hand, Joe Stoyack, Bob Phillips, Jim Dewees, Dave Leh, P.E. – Gilmore & Associates, Cary Vargo, Township Manager, Gwen Jonik, Planning Commission Secretary

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

#### 449 Milford Road (Styer Property) Minor Subdivision Plan

Craig and Walt Styer attended to introduce a minor subdivision / lot line change. The proposed lot line change would transfer a 0.50-acre garden area from a 20-acre Styer-family parcel to an abutting 2-acre Styer-family parcel. No construction is planned, just moving the lot line. The Planning Commission agreed with the Styers that the Plan didn't warrant review by township consultants.

Joe Stoyack moved, seconded by Jim Dewees, to recommend to the Board of Supervisors that this minor subdivision plan/lot line change be approved. The Motion carried unanimously.

#### 160 Park Road (Beer Garden) Land Development Plan

Alyson Zarro, Esq., representing Fred Gunther, introduced a land development plan for 160 Park Road, which they believe addresses the neighbors' and Township's concerns, proposing an expansion of paved parking, landscaping/buffer and lighting. This is an interim land development plan, adding permanent storm water management facilities which will be adequate for current uses and won't have to be moved but perhaps enhanced for future uses. Parking, lighting and other items can be adjusted in the future as the overall parcel develops, perhaps in phases. There are 144 paved spaces proposed with the parking expansion, which is in excess of the requirements for parking per square footage.

Chad Adams moved, seconded by Sally Winterton, to accept the Plan for consultants' review. The Motion carried unanimously.

#### CarSense Land Development Plan

Melissa Luperi, CarSense and Giovanni Manilio of RedCom Design & Construction regarding a land development plan for CarSense. The Penske Group acquired all CarSense locations in January and they're improving a number of areas on the property. This Plan proposes a 2,253 SF addition to the back of the existing car detail building. The addition will include an automated car wash with reclaimed/reused water, 2 bays for wheel repairs and interior detailing, and an automated photo booth for vehicle advertising purposes. The Plan also proposes installation of a 600 SF storage shed to house property maintenance and snow removal equipment/supplies. There will be minimal increase in storm water, they're connecting to public water and public sewer (Eaglepointe WWTF), a waiver was requested from providing a site plan and impact statements, and the consultants have provided comments.

Mr. Manilio requested relief from the traffic impact fee for 7 new afternoon trips as the building addition won't generate new traffic – it's to bring indoors the car detailing activities that are currently taking place outside. Mr. Manilio also requested relief from the additional landscaping required. The property is already buffered from neighbors and deciduous trees draw birds which dirty the cars and broken limbs cause damage vehicles. The Commission members did

not favor granting relief from planting the trees and shrubs but agreed that the trees could be evergreens.

Sally Winterton made comment that previous land development approval required a note on the Plan regarding a trail easement at the front of the property. Ms. Luperi replied that the trail easement is noted on all of the land development plans and CarSense continues to voice concern with the safety of the location crossing their driveway. Cary Vargo advised that a trail will eventually be built in that area as the Turnpike bridge expansion plan includes room for a trail.

Jim Dewees asked about the public sewer connection. Mr. Vargo advised there is capacity in the Eaglepointe plant since Acme connected to the Route 100 plant.

Sally Winterton moved, seconded by Joe Stoyack, to recommend to the Board of Supervisors that they grant Preliminary / Final Land Development approval. Brett Hand asked if this included the waivers and suggested the Motion be amended. Joe Stoyack rescinded his second. Sally Winterton moved to recommend the Board of Supervisors grant Preliminary/Final Land Development approval, waive only the site plan and impact statement, don't waive the tree plantings though they can be evergreens, and allow Cary Vargo and McMahon Associates to determine whether the 7-trip traffic impact fee is necessary. Joe Stoyack seconded and the Motion carried unanimously.

#### Senior Living Facility – Draft Ordinance

Alyson Zarro, Esq., introduced a draft ordinance proposing a “Senior Living Facility” Use be added to the Township’s PRD District (Planned Residential Development), which includes Byers Station Parcel 6C. This Use isn’t defined in any zoning district at this time. Vantage Point Retirement Living has presented a concept plan for such a Facility on that parcel, the northeast corner of the Byers Road and Graphite Mine Road intersection, as it is close to both Byers and Eagle Villages, close to trails, township parks, etc.

The definition of a “Senior Living Facility” is “A planned use designed to provide a range of senior housing options, specialized services, support and security, and any combination of levels of health care including independent living, assisted living, memory care, and long-term and short-term skilled nursing care together with an array of ancillary facilities intended to meet the social, recreational, cultural and religious needs of the residents.”

Discussion included the following points:

1. would this Use be permitted elsewhere in the township? No; the Applicant is using the area and bulk requirements of the PRD.
2. other larger parcels in the township probably don’t meet the area and bulk requirements, and wouldn’t necessarily be desired locations for this Use.
3. it’s a supplemental land use.

The Planning Commission requested the draft ordinance be sent to the Brandywine Conservancy and the Township Solicitor, Kristin Camp, for comments, and then forwarded to the County Planning Commission.

#### McKee-Milford Associates – Final Land Development Plan (Fetters Tract)

Denise Yarnoff, Esq., was in attendance seeking a recommendation for Final Land Development Approval for this project. The McKee Group had submitted Final Plans, last revised September 8, 2017, which the township consultants had reviewed, and all of the comments and issues included in the review letters can be addressed. There are only a few comments that need to be highlighted:

1. Traffic. The Development will be constructed in phases, and they had proposed just 1 Milford Road access during Phase I; however, the Township’s emergency service provider stated there should be a second access at all times, so an emergency access

along Milford Road will be added. It will be a temporary access during Phase 1 as it will run through a Lot that will be built on in Phase 2; a previous, gravel roadway that will be clearly marked.

2. Sight distance on Milford Road. Regarding left turns into the site from Milford Road, they'll raise the level of the road in the area that is low to address that comment.

A traffic signal plan for the Little Conestoga Road and Milford Road intersection is being submitted to PennDOT for their review and approval. The McKee Group is agreeable to allowing all trails throughout the development to be open to the public. The trail connection at Prescott Drive in the Reserve at Eagle has a narrow radius. The sidewalk will be positioned to connect to the trail in that area and then connect back to the sidewalk at Prescott Drive. They've been working with the Patricia Drive residents regarding the additional landscape buffering at the adjoining property lines. All other issues in the review letter are of a technical nature and will be addressed.

Joe Stoyack moved, seconded by Jim Dewees, to recommend to the Board of Supervisors that they grant approval of this Final Land Development Plan for McKee-Milford Associates. The Motion carried unanimously.

#### Black Horse ELU Conditional Use Plan - Revised

Ted Gacomis of E.B. Walsh and John Mostoller, President – Envision Land Use, attended to present a revised conditional use plan (known as Plan 4, revised date of September 15, 2017) for the Commission's consideration. The original plan proposed 61 lots but was revised to 55 lots and the layout changed to provide more accessible open space and a connector road between Font Road and Route 100. The first conditional use hearing was held this June, using the Plan proposing the 55 lots and the connector road, however the open space area was 2 acres shy of requirements, due to the roadway. The conditional use hearing was continued and the plan was further revised (Plan 3, dated August 18, 2017) to include 11 lots with on-street parking on the connector road, retaining a total of 55 lots, adjusting the interior road layout and including open space in the interior of the development. The Plan was revised further (Plan 4) to add more lots on the connector road (now on both sides), remove the cul-de-sac, and smaller lots which provides more central open space within the interior Lots.

Mr. Gacomis advised that the Township's consultants did not support Plan 4, the traffic impact fee cannot be used to build the connector road, no formal play area is proposed, and the Applicant doesn't agree with McMahon's comment to continue a trail along Route 100 to the north end of the property as it wouldn't be safe and there won't be any other trail connection. Several Commission members agreed with that.

Discussion included the following items:

1. The connector road will be 28' wide, with some traffic calming islands, and several on-street parking spaces along the Lots on the connector road.
2. Plan 4 showed an area for off-street parking at the east side of the interior lots. Several Commission members liked that as they don't like parking along the connector road.
3. The Applicant prefers Plan 4 but will move forward with Plan 3 if that's what the Planning Commission and Township prefer.
4. The traffic engineers do not believe traffic lights will be warranted at Milford Road and Route 100 or Font Road and Route 100.
5. The Homeowners Association will be responsible for maintaining the on-street parking spaces and the traffic calming islands.
6. Sidewalks. Plan 3 has sidewalks on 1 side of the interior road and on 1 side of the connector road, plus the trail through the open space.

The Planning Commission quietly determined how many members liked Plan 3 vs. Plan 4.

Chad Adams moved, seconded by Bob Phillips, to recommend that Plan 3 be considered at the next Conditional Use Hearing as there are fewer Lots on the connector road. The Motion carried with 6 in favor and 1 opposed (Deweese).

Mr. Gacomis clarified that the Consultants' September 8, 2017 review letter would accompany Plan 3 for use at the Conditional Use Hearing.

Approval of Minutes

Joe Stoyack moved, seconded by Chad Adams, to approve as presented the minutes of the September 14, 2017 Planning Commission meeting, as documented by Sally Winterton and Jim Dewees. The Motion carried unanimously.

Open Session

Jim Dewees asked what was happening at the Upland Farms barn. Mr. Vargo advised that the upper barn area was being cleaned up for use by the public, including compliance with ADA standards, installing lighting, safety items, etc. We'd like to make it functional for the public, to garner support for moving the overall adaptive use forward.

Joe Stoyack inquired of the status of the Village Park planned for the area north of the Township building. Cary Vargo advised that funding will be included in November discussions of the 2018 budget. The Development of Byers Station Parcel 5C brings a contribution of \$250,000 toward that park and we hope it can be built next spring.

Joe Stoyack asked if there was an update of the Turnpike expansion project. Cary Vargo replied there is a possibility that the Milford Road bridge replacement might take place in 2018. The Park Road bridge would be replaced next, followed by Little Conestoga Road, Styer Road, and the Route 100 overpass in 2021/2022. Mr. Patel asked if Route 100 would be widened under the bridge. Mr. Vargo replied that widening Route 100 is part of the plan, which is to include a pedestrian pathway, but that will be up to the State.

Mr. Patel asked to see the land development plan submitted by Mr. Gunther. A Planning Commission member provided him with their copy to look at this evening.

Sally Winterton asked the status of swapping with the State the ownership of Route 100 and Graphite Mine Road. There has been no recent discussion on that project.

Bob Fetters, Jr., inquired of a traffic plan for Route 100. Cary Vargo advised that more traffic uses Route 100 southbound in the mornings than Graphite Mine, and in the evenings, there's more traffic on Graphite Mine Road northbound. There was brief discussion of the lane alignment and confusion that continues at the southern intersection of Route 100 and Graphite Mine Road.

November Meeting Date. The County Township Officials Fall Conference is November 9, the next scheduled meeting date. Gwen advised that she and other Township Staff would like to attend the Conference and asked if a Commission member could again take the minutes or did the Commission want to change the meeting date. Jim Dewees moved, seconded by Bob Phillips, to move the meeting date to November 2, 2017. The Motion carried unanimously.

Adjournment

Jim Dewees moved to adjourn the meeting at 9:00 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary