



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

February 8, 2018

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Chad Adams, Bob Phillips, Jim Shrimp, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, Cary Vargo, Township Manager, Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m. as a quorum was present.

Struble Trail – Trailhead Improvements

Skip Brion, Esq., representing Chester County Facilities & Parks, Dave Stauffer - Chester County Facilities & Parks, and Nick Feola, Bursich Associates, were in attendance requesting the re-opening of the conditional use hearing to extend the Struble Trail across Dorlan Mill Road and into Marsh Creek State Park. The Planning Commission had suggested at their January 11, 2018 meeting that several members should visit the proposed Struble Trail extension site. The site visit took place January 16, 2018. Mr. Feola presented a revised Plan that addressed the Township consultants' comments, including fencing along both sides of the County's easement on the Shryock property, adding Shryock Bros. as a utility owner, and updated the legend. The County is requesting approval of a paved trail from the existing trailhead parking area to the crossing of Dorlan Mill Road, and after the crossing, the trail would be in a natural state, not paved, through the County easement to the State Park. Dave Stauffer advised that near the base of the water tower – within the easement section -- there's a slope caused by debris and concrete chunks that can be removed as a maintenance activity and not construction disturbance. Planning Commission members who walked the easement agreed that once the debris is removed it will be walkable.

Responses to Commission members' questions and to John Shelton's concerns regarding the trail within the County easement over the Shryock property included the following:

1. If and when the trail would get paved in the future, a retaining wall may be installed along a portion of the easement
2. The proposed fencing and trail signage will keep trail users on the trail;
3. The County does not propose paving the trail on the State Park side of Dorlan Mill Road as they're keeping it as a natural hiking trail;
4. The County easement over the Shryock property is 20' wide;
5. The County will remove the debris, the fence will be within the easement, the County will maintain the entire 20' wide easement in the same manner as they monitor and maintain the rest of the Struble Trail;
6. The trail will be a marked hiking trail – signs, directional arrows.

Joe Stoyack moved, seconded by Jim Shrimp, to recommend approval of the Struble Trail extension and improvements. The Motion carried unanimously.

160 Park Road "Eagle Village Parking Expansion" Land Development Plan

Alyson Zarro, Esq., Fred Gunther – property owner, and Joe Russella – D.L. Howell, were in attendance. Ms. Zarro presented a land development plan for 160 Park Road (the property on Park Road between Route 100 and Little Conestoga Road) proposing an expanded paved parking lot – 136 new spaces - accessed from Park Road, with street trees, a vegetated buffer

along the western property line with the Waynebrook development and lighting compliant with Township ordinances. Also proposed is a 1-way access road/lane from the Pottstown Pike parking lot to the expanded Park Road parking lot, using coarse pavers. Landscaping would be added along the 1-way access lane and interspersed within the expanded parking area. The parking area is oversized for current uses. An overall concept for the property includes a restaurant, a bakery, and additional retail shops or office space.

Discussion included the following items:

1. The overall plan for the property includes additional 20,000-30,000 SF in a combination of business/commercial/retail uses. Current uses total approximately 28,500 SF.
2. The expanded parking area will be fenced; when it's full there will be no overflow parking.
3. Grass pavers are proposed for the 1-way driveway to reduce impervious coverage and retain the character of the property.
4. Lighting will comply with ordinances - decorative fixtures along the street and other fixtures within the parking area.
5. A 6' paved trail along Park Road.
6. Would a conditional use apply to both parcels or does ordinance for accessory use (parking lot) cross both parcels? This is shared parking for all uses on both parcels. Owner may consider combining both parcels into one.
7. Park Road traffic is congested; this should be studied again.
8. Traffic counts will be conducted with each new use on the parcels.

Waivers requested include:

1. Submission is a Preliminary and Final Plan;
2. Install curbing only where storm water management is necessary instead of entire parking area;
3. Landscaping along Little Conestoga Road and west end of property line with Waynebrook instead of along entire perimeter;
4. 10' wide landscaping within parking sections instead of 15';

Resident Don Tracy commented on the nuisances of last summer's beer garden on this property and questioned the relationship between this Plan and the approval of the beer garden. Ms. Zarro responded that this parking area Plan addresses most of the issues related to last summer's beer garden and will be used by the current uses on the property. Approval of this land development plan is separate from any approval for a beer garden this year.

Sally Winterton moved, seconded by Chad Adams, to recommend Preliminary/Final approval of the "Eagle Village Parking Expansion Plan". The Motion carried with 6 in favor and 1 opposed (Stoyack).

Jankowski Property Subdivision-Land Development Plan

Adam Brower, E.B. Walsh, John Mostellor, Black Horse ELU and Mr. and Mrs. Jankowski were in attendance. Mr. Brower presented the Subdivision-Land Development Plan for 55 single-family homes on the Jankowski Tract on the west side of Route 100 at the border with West Vincent Township, drafted in accordance with the conditional use approval granted to Black Horse ELU. Chad Adams moved, seconded by Jim Dewees, to accept the Plan for Township Consultants' review. The Motion carried unanimously.

Eagleview Corporate Center – Sketch Plan Introduction

Neal Fisher, Hankin Group, introduced sketch plans for 2 parcels on Sierra Drive in the Eagleview Corporate Center. The 2 parcels were created through the subdivision of Lot 1 in 2016.

Lot 1B Sketch Plan. The Lot currently contains an 80,000 SF building occupied by 3 businesses – Essential Medical, DSM, and Lungpacers. The sketch plan proposes a storage area for property maintenance equipment and supplies such as mulch, salt, etc. The structure will be 3-sided with a covering and the location is away from the existing building, across the wetlands and pipeline where it will be screened from Hickory Park and trail users. It will primarily serve Lot 1B. Storm water management will be provided along the driveway or modification of the existing basin.

Lot 1C Sketch Plan. Lot 1C is closer to Stockton Drive. A 113,000 SF flex building is proposed; “flex” meaning it can have various type uses such as office and/or warehouse. There will be 2 accesses from Sierra Drive, a U-shaped building with parking around the building and a hidden loading dock. The wastewater will flow to the pump station on 1C which goes to the Eagleview wastewater treatment facility.

Mr. Fisher advised that land development plans will be prepared and submitted.

Approval of Minutes

Sally Winterton moved, seconded by Bob Phillips, to approve as presented the minutes of the January 11, 2018 Planning Commission meeting. The Motion carried unanimously.

Open Session

Bob Schoenberger introduced Jeff Smith who will most likely be appointed to the Planning Commission by the Supervisors during their February meeting.

Joe Stoyack questioned the status of 5C commercial. Cary Vargo advised there are 3 tenants and we expect a land development plan will be submitted shortly.

Sally Winterton reiterated Joe Stoyack’s comment regarding eastbound Park Road traffic, turning or crossing over Route 100. Park Road should have a left turn light. Cary Vargo advised we’ll run a model to see if it’d be more efficient.

There was a brief discussion regarding bank and pharmacy drive-through service permitted in the Village District, but not for food/restaurants.

Bob Schoenberger announced the next schedule meeting of the Planning Commission is March 8, 2018 and he will not be able to attend.

Adjournment

Jim Dewees moved, seconded by Bob Phillips, to adjourn the meeting at 9:10 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary