



## UPPER UWCHLAN TOWNSHIP

### Planning Commission Meeting

June 14, 2018

### Minutes

Approved

(with a revision in *italics*)

#### In Attendance:

Joe Stoyack, Chad Adams, Jim Dewees, Bob Phillips, Brett Hand, Jeff Smith, Jim Shrimp, Mary Lou Lowrie, P.E. – Gilmore & Associates, Tom Oeste, Esquire – Buckley, Brion, McGuire & Morris – Township Solicitor, Gwen Jonik, Planning Commission Secretary

Gwen Jonik called the meeting to order at 7:30 p.m. as the Chair and Vice-Chair were not going to be in attendance.

Bob Phillips moved, seconded by Joe Stoyack, to nominate Chad Adams to serve as Chair Pro Tem this evening. Chad Adams accepted the nomination and was elected Chair Pro Tem by unanimous vote.

#### 122 Oscar Way / S & T Realty Holdings – Final Land Development Plan

Dave Rentschler, P.E., of JMR Engineering and Jason Rohrer, JTech - General Manager, were in attendance seeking a recommendation for Final Plan Approval for a Plan proposing an 8,845 SF building addition, reconfiguration of existing parking/access drive, and minor grading on a parcel located on Oscar Way, in the LI District. Mr. Rentschler advised that the Applicant will address all items in Gilmore & Associates' review letter; however, they wanted to discuss the traffic impact fee and requested it be waived. The building addition is for storage of materials currently stored outside, vulnerable to the weather and theft. There won't be an increase in traffic as there are no additional employees, no additional deliveries, etc. They agreed to conduct a trip count pre- and post- building construction and will request a waiver of the Traffic Impact Fee from the Board of Supervisors. The building addition will be constructed over an area that is currently paved. The increase in impervious surface is under the 1,000 SF threshold so they're requesting a waiver from additional storm water management measures. The existing basin is adequate. The landscaping will be addressed with 12 new trees.

Jeff Smith moved, seconded by Jim Dewees, to recommend to the Board of Supervisors that Final Plan Approval be granted, along with the waiver from additional storm water measures. No recommendation was made regarding the waiving the traffic impact fee. The Motion carried by unanimous vote.

#### Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan

Bob Dwyer, representing Equus, and Alyson Zarro, Esq., were in attendance seeking a recommendation for Final Plan Approval of the first phase (@ 40,000 SF) of the commercial development on Parcel 5C, the parcel along Station Boulevard between Route 100 and Graphite Mine Road. Mr. Dwyer noted the drive through is the only outstanding issue as the Plan (last revised May 7, 2018) is consistent with the Zoning Ordinances at the time of the Planned Residential Development (PRD) Approval in 1999.

Joe Stoyack inquired what "Final Plan Approval" means in this situation. Tom Oeste, Esq., explained that it's a Final Plan Approval consistent with the 1999 Decision and the Applicant had agreed to use current subdivision/land development ordinances and storm water management which are more strict than those in 1999.

Mr. Dwyer noted the following requested waivers:

1. Use HDPE pipe in lieu of concrete pipe within the roadways;

2. Use of natural spillway lining material in lieu of concrete blocks or pavers;
3. Landscaped islands at least 15 feet wide and the number of required plantings; they will plant as many trees and shrubs as possible without conflicting with the PRD Approval or the utilities on site.

Mr. Dwyer advised that the number of parking spaces meets the PRD's parking requirements for a drive-through *when included with the shared parking for Phase 1* and Phase 2. Phase 1 includes the coffee shop, a grocer, and a daycare, infrastructure within - curbing, road access, storm water. Phase 2 will include several other shops, or dine-in restaurants, perhaps a bank or pharmacy, and access to Route 100 (Pottstown Pike). They are presently confirming Phase 2 tenants. No other drive-through – the only drive-through is for the coffee shop. Berms and landscaping behind the buildings will make provide some screening from the dumpsters and trash storage. The Applicant is reviewing the Historical Commission's comments of the architectural elevations and if they can address any of the elements, they will.

Several Planning Commission members do not approve of the drive through and expressed the following concerns for the Board of Supervisors' consideration:

- A. The original PRD approval required commercial lots to come back for approval at time of development so belief is the current codes should apply;
- B. food-related drive through brings different issues than at a bank or pharmacy;
- C. Community is promoted more by walking in to a store and meeting other people;
- D. it's in the Village where we're trying to keep a slower paced, walkable, quieter atmosphere;
- E. drawbacks, if drive-through is approved, are the traffic stacking, trash, noise, and additional traffic at a difficult intersection.

Jeff Smith moved to recommend approval of Phase 1 as presented and granting the (4) waivers as requested. Joe Stoyack seconded but wondered if they could follow up with a Motion regarding the drive through. The vote was taken and the Motion did not carry with 2 in favor (Shrimp, Smith) and 5 opposed (Deweese, Stoyack, Phillips, Hand, Adams).

Bob Phillips moved to recommend the Phase 1 Plan be approved conditioned upon the removal of the drive through, and granting the (4) waivers as requested. Jeff Smith seconded and the Motion carried with 5 in favor (Phillips, Stoyack, Hand, Dewees, Adams), 1 opposed (Shrimp) and 1 abstention (Smith).

#### Approval of Minutes

Jim Dewees moved, seconded by Bob Phillips, to approve as presented the minutes of the May 10, 2018 Planning Commission meeting. The Motion carried with 6 in favor and 1 abstention (Shrimp).

#### Open Session

There was brief discussion regarding development over the past 20 years, drive through service, PRDs, and changes to zoning and subdivision-land development ordinances.

Chad Adams announced the next scheduled Planning Commission meeting is July 12, 2018.

#### Adjournment

Jeff Smith moved to adjourn the meeting at 8:18 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary