



**UPPER UWCHLAN TOWNSHIP**  
Planning Commission Meeting  
September 13, 2018  
Minutes  
**Approved**

**In Attendance:**

Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Bob Phillips, Chad Adams, Jim Shrimp, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, and Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:34 PM. A quorum was present.

**Eagleview Corporate Center Lot 1B Maintenance Area**  
Revised Preliminary/Final Land Development Plan

Neal Fisher presented the revised plan, where the proposed maintenance area has been moved closer to the existing building instead of near the woods toward Hickory Park. A waiver is being requested from the tree replacement requirements for woodland disturbance. Landscaped buffer will be provided toward the trail and the maintenance area will be fenced.

Instead of fulfilling the tree replacement requirements, they will plant 9 shade trees, 55 evergreens (10' wide at mature size), and 24 shrubs. Planning Commission members would like more plants, to provide a better screen. Mr. Fisher offered to move the plantings from the back of the maintenance area to the front because it's wooded out back of this area.

Storm water will be handled by modifying the existing storm basin, which is located nearby.

Jim Dewees moved, seconded by Bob Phillips, to recommend Preliminary/Final Plan Approval and grant the waiver regarding tree replacement. The Motion carried unanimously.

**Eagleview Corporate Center Lot 1C**  
Revised Final Land Development Plan

Neal Fisher presented a revised Final Land Development Plan for a proposed 113,000 SF flex building on Lot 1C, on Sierra Drive in the Eagleview Corporate Center. Preliminary Plan Approval had been granted by the Board of Supervisors in May 2018 and most of the consultants' comments at that time have been addressed. The waivers that were requested were addressed during Preliminary Plan Approval.

The porous paved trail will connect with the Pondview Way trail easement to the south/west, the trail will meander along the woods to the pump station, out the pump station driveway and along Sierra Drive to tie in with the existing trail to Hickory Park.

Mr. Fisher has met with Sheila Fleming of the Brandywine Conservancy regarding the proposed landscaping and plantings. A berm had been discussed but believed not necessary if the existing tree canopy remains, they'll fill in with evergreen plantings. Mr. Fisher suggested that Hankin will meet with Township Staff prior to planting, to confirm the placement.

Discussion regarding lighting included the Township's consultant suggested LED light fixtures and glare did was not an issue. The lights are at 20' high and full cut-off overnight so there shouldn't be a problem for the neighbors.

Sally Winterton moved, seconded by Jim Dewees, to recommend Final Plan Approval. Discussion included confirmation that there will be plantings on a berm (if necessary) and within existing trees. Steve McNaughton and Joanne McNaughton had prepared comments which were distributed to Commission members, Mr. Fisher, and Mike Malloy, Esq., regarding the lack of appropriate screening, noise pollution (nighttime) and light pollution from Eagleview Corporate Center Lot 1B, which abuts their property. They requested Lot 1C approval be denied at this time due to the plan not meeting the definition of 'effective screening'; they asked the Plan be modified to remove the trail easement along the common property line; and commented that issues remain and should be corrected from Lot 1B – light glare, noise, ineffective screening.

Several Commission members expressed concern with Lot 1B's screening and light glare. Mr. Fisher advised that the columnar-shaped trees from Lot 1B are not being proposed for Lot 1C, they are adding plantings on Lot 1B to address that issue, and while the lighting meets the Township ordinances, he'll investigate shields that may fit the light head.

Sally Winterton's Motion was amended to include that the Consultants be specifically asked to review again the Eagleview Lot 1C Plan regarding landscaping buffer / effective screening, light glare, and noise to avoid the issues from Lot 1B. The Commission asks Mr. Fisher report on the light shields prior to the Board of Supervisors considering Lot 1C's Plan for approval.

The Motion as amended carried with 4 in favor, 1 opposed (Deweese) and 1 abstention (Adams).

#### Villages at Byers Station – Parcel 5C – Lot #1 Residential

Alyson Zarro, Esq., representing Toll Brothers, advised that the Amended Final PRD Plan that was approved for the residential Lot of Parcel 5C showed lot lines around the townhouses and they are proposing elimination of those lot lines to instead have the footprint of the townhome unit serve as the lot line. This will allow for room to construct uniform-size (10') decks without encroaching into setbacks. The decks will be owned by the homeowner, the size will be uniform and restricted within the Declaration of Covenants with the Homeowners Association. Not all homes are going to include a deck initially and some might not ever buy a deck. John Thompson (Toll) advised the decks will be first-floor only.

Ms. Zarro advised the common areas, sidewalks, and driveways are Homeowners Association responsibilities. Each homeowner owns a strip along the home, for flowerbeds or whatever. The Declaration of Covenants contains the details. She advised that a public hearing will be necessary as this is a Planned Residential Development (PRD) plan amendment.

Sally Winterton moved, seconded by Jim Shrimp, to recommend the Board of Supervisors schedule a Public Hearing. The Motion carried with 4 in favor and 2 opposed (Winterton, Dewees).

#### Vantage Point Retirement Living (Byers Station Parcel 6C) Amended PRD Plan – Revised Plan

Alyson Zarro, Esq., and Greg Stevens, Vantage Point Senior Living, were in attendance to present a revised plan (dated August 13, 2018) for Parcel 6C, the northeast corner of the Graphite Mine Road / Byers Road intersection. The revised plan shows an updated access for the Butler House, a full access on Byers Road - which also serves as an emergency access along the back of the building. The Applicant will comply with the majority of the Consultants' comments.

Discussion included the following: Ms. Zarro advised that the Byers Station HOA Board favors the revised driveway configuration. The existing Butler House driveway will become the trail from

Byers Road and connect with the Byers Station trail; instead of installing sidewalk along Graphite Mine Road due to storm water management measures, a berm will be created which will also buffer car headlights from the roadway; while the driveway to the Butler House traverses Township-owned and Byers Station HOA-owned properties, Vantage Point will be responsible for the ongoing maintenance; the Graphite Mine Road/Byers Road intersection traffic signal plan will be updated and may include left turn phasing if it meets PennDOT's standards; Staff shift changes occur at 7:00 AM, 3:00 PM, 11:00 PM; Mike Robinson approves of the revised driveway configuration but asks that it be straightened out as it joins his parking area; HVAC will be screened; trash will be screened by a wall/fence; lighting will be minimal along the Mews side of the property and will comply with ordinances in the parking areas and along roadways. The Applicant had provided proposed architectural elevations, one in green and one in red. To date, most have favored the red.

Ms. Zarro advised 2 easements will be required: one crossing the Township parcel through the spray field for the Butler House driveway and one over the HOA's parcel. The plans will be adjusted to include the appropriate easement language.

Jim Dewees moved, seconded by Sally Winterton, to recommend the Board of Supervisors consider approval of the Byers Station Parcel 6C Amended PRD Plan – Revised Plan as presented this evening. The Motion carried unanimously.

Approval of Minutes

Jim Shrimp moved, seconded by Chad Adams, to approve as presented the July 12, 2018 Planning Commission meeting minutes. The Motion carried unanimously.

Open Session

Sally Winterton commended Mike Robinson for the nice job renovating the exteriors of the EPC buildings on Little Conestoga Road to match the new building.

Jim Dewees inquired of the road and median work on Pennsylvania Drive and the completion of the trail crossing the stream at Reserve at Chester Springs.

Adjournment

All were in favor of adjournment at 9:46 PM.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary