



## UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

December 13, 2018

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Brett Hand, Jeff Smith, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik, Planning Commission Secretary

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

### 125 Little Conestoga Road - Preliminary/Final Land Development Plan

Chris Daily of D.L. Howell was in attendance representing the Applicant, Profound Technologies, to introduce Profound Technologies' Plan proposing a 3,000 SF addition to the existing building at 125 Little Conestoga Road, additional parking, and creating a new 1-way entrance on the east side of the building and 1-way exit on the west side. The County Planning Commission has reviewed the Plan and Mr. Daily advised that they can comply with their remarks.

Jeff Smith moved, seconded by Jim Dewees, to accept the Plan for Township consultants' review. The Motion carried unanimously.

### Windsor Baptist Church – Building Addition – Site Plan

Tom Ludgate of Ludgate Engineering and Phil Marks, Chair of the Church's Building Committee, were in attendance representing Windsor Baptist Church. Mr. Ludgate introduced a sketch Plan for a building addition (@ 6,000 or so SF) for the Windsor Christian Academy, Phase 1 of the Master Site Plan. It would be a 14-classroom building behind the existing Church building, which is presently serving as a multi-functional building – church, preschool, school. They aren't planning a large increase in student population, keeping the same grades, but taking the school functions out of the Church building. The modular classrooms will be removed after this building addition is completed and the pad will be turned into overflow parking - 15-25 stoned spaces. The building addition will have its own water supply and sewer. They also don't plan any street frontage improvements as the School's student population and hours of operation (7:00-3:30) aren't changing. They were seeking the Commission's thoughts prior to preparing formal land development plans.

Discussion included the following points:

1. If the building is doubling in size, additional parking would be needed because activities could now be held in the church during school hours. Mr. Ludgate advised that the church has greater parking needs and there are plenty of spaces (90) at this time. The church doesn't have activities until after 3:30 p.m., except for funerals.
2. There will be 2 separate playgrounds – 1 for preschool; 1 for school
3. Construction would take 9 months at best, which would impact on-site traffic flow but not on the public streets.
4. Would they consider realigning the Park Road driveway to be across from Ticonderoga Boulevard? Not at this time. It would be considered during a later Phase, perhaps when enlarging the sanctuary.

Mr. Ludgate advised their next step would be a formal Land Development Application.

Approval of Minutes

Jim Dewees moved, seconded by Jeff Smith, to approve as presented the minutes of the November 8, 2018 Planning Commission meeting. The Motion carried unanimously.

Open Session

The Members took a few minutes to review the Developable Parcel Map prepared in 2006, to aid in the Ordinance amendment discussions in the coming months.

The Members discussed changing the Commission's meeting time to begin at 7:00 p.m. All present were in favor of beginning the meetings at 7:00 p.m., beginning in January 2019.

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 8:10 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary