



-UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

July 11, 2019

7:00 p.m.

Minutes

Approved

LOCATION: Temporary Township Administration Office
415 Eagleview Boulevard, Suite 116, Exton PA 19341

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Jim Dewees, Joe Stoyack, Jim Shrimp, Jeff Smith, Brett Hand, Chad Adams, Bob Davidson, Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:03 p.m.

Windsor Baptist Church – Revised Land Development Plan, Conditional Use

Thom Ludgate and Phil Marks were in attendance. Mr. Ludgate summarized the 9,000 SF (footprint) building addition project – there are 3 uses on the property – Church, preschool, K-8 school/Academy and they'd like to move the Academy classrooms out of the Church building. A Preliminary Land Development plan (last revised April 18, 2019) was submitted and reviewed by Township consultants – July 3, 2019 letter. Once the school building is built and occupied, the 2 existing modular classrooms will be removed. No road improvements are planned. Existing parking will be adequate as there's no increase in enrollment and the Church and School activities don't overlap very often. Storm water will be managed via a stone pit behind the new building. New landscaping will be installed behind the new building, providing a greater buffer between the new building and the closest house.

A Conditional Use Application was submitted as the proposed building addition has a footprint greater than 6,000 SF.

Discussion included the following points:

1. The stone pit for storm water management meets Ordinances, except for infiltration. The water eventually gets piped to an existing culvert that currently receives runoff. During extraordinary rain events, the area will be swampy but won't flood.
2. The overall project disturbance is less than 1 acre; therefore, no NPDES permit is needed.
3. Waivers are requested as follows: from providing a storm water management plan with infiltration, to not install sidewalks along Park Road and Little Conestoga Road, to not install street trees along Park Road, to allow street trees at a lower height at planting, to not provide additional landscaping at the existing parking areas, to not prepare a traffic study, and to not reduce existing number of driveways.
4. The parking area at the modulares will become overflow parking, for large events, and that driveway would be used at those times.
5. They'll improve the ADA ramp.
6. The Consultants' comments include a Special Exception (Zoning) being required as the proposed building will increase the floor area of the existing nonconforming structure by more than 25%. The Applicant noted that the removal of the modulares will offset the addition and it will be less than 25%. The Planning Commission isn't comfortable providing a recommendation on the conditional use application or granting of the waivers prior to a formal response from the Zoning Officer or Zoning Hearing Board.

Joe Stoyack moved, seconded by Chad Adams, that the Planning Commission's recommendation is that the Applicant go through the Zoning Special Exception process for approval before returning to the Planning Commission for a recommendation on the conditional use application. A conditional use hearing has been scheduled for August 13, 2019 for this project, however, that timing may require adjustment. The Motion carried unanimously.

Struble Trail Extension II – Conditional Use, Land Development Plan

Skip Brion, Esq., Dave Stauffer, and Nick Feola were in attendance. The Planning Commission had been provided with additional retaining wall and fencing information via email, as requested at their June 13, 2019 meeting. Discussion centered on the locations of the retaining wall – on the uphill and downhill sides of the Trail -- as well as the type and locations of fencing on top of the wall. The Commission likes the Redi-Rock product proposed for the retaining walls. The County proposes a 3-rail fence in the areas where they do not have room to change the grade adequately within their 20' easement. The Commission is concerned with children climbing the fence. Discussion included adding mesh to the 3-rail fence; however, that causes maintenance problems, trapping leaves, debris, etc. or installing a cable line between the rails; however, that could also encourage climbing.

John Shelton commented that while he's glad the Trail extension project is getting closer, he is concerned with some of the information that is on the Plan or is lacking from the Plan. His memo of July 10, 2019 detailed his concerns – property ownership, easements, water main locations, utility relocation. He also requests that the Plans state who is responsible for the care and maintenance of the items within the Easement, which is the County, such as the wall [graffiti] and the fence.

Mr. Brion advised the County will revise the Plans as they proceed through the Conditional Use Hearing and Land Development approvals, before Recording.

Jeff Smith moved, seconded by Sally Winterton, to recommend the County's Struble Trail Extension II conditional use application proceed to a Hearing. Discussion included Joe Stoyack offering an amendment that the Plan move to conditional use with the stipulation that it is noted on the Plan that the maintenance of all property within the Easement is the responsibility of the County. Further discussion included that the fence at the steeper slopes should be enhanced, which the Planning Commission will notate. Joe Stoyack offered a second amendment to the Motion to recommend to the Board of Supervisors that only Preliminary Land Development Plan is approved, not Final Plan. The County will return to the Planning Commission for Final Land Development Plan review, at which time the Commission will have delineated the areas of steeper slopes where the fence should be enhanced.

Jeff Smith accepted the two amendments to his Motion and the Motion carried unanimously.

Profound Technologies – Conditional Use. The Applicant withdrew their appearance as they are working on the building addition architecture.

Eagleview Corporate Center Lot 4 – Preliminary Land Development Plan

John Hako of Chester Valley Engineers was in attendance, representing the Hankin Group. This Plan proposes adding 27 new parking spaces, curbing, sidewalk and storm water facilities to an existing, occupied 80,000 SF Flex building. The Applicant will comply with most of the comments in the Township Consultants' review letter, and they request Preliminary and Final Plan approval, not just Preliminary. There are no traffic related concerns; they'll comply with landscaping comments; the pedestrian access already connects the building with the Pennsylvania Drive sidewalk; they plan to move the handicapped accessible spaces where the

spaces won't be affected by the storm water management. Discussion took place regarding providing a trail connecting Pennsylvania Drive and Stockton Drive on the south side of Lot 4, which abuts Lot 5. A trail connection was part of Eagleview Lot 5's approval years ago (Eagleview Lot 5 - Bentley).

Joe Stoyack moved, seconded by Jim Dewees, to recommend Preliminary/Final Land Development Plan approval with the provision that the Lot 4 Plan include a trail connecting Pennsylvania Drive and Stockton Drive along the southern property line, as previously discussed and approved in other Eagleview Corporate Center projects. The Motion carried with seven (7) in favor and one (1) abstention (Smith).

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve with revisions the minutes of the June 13, 2019 Planning Commission Work Session and Meeting. The revisions include correcting Jeff Smith's last name and correcting the Commission's condition of recommendation regarding the Struble Trail conditional use application, not land development approval. The Motion carried unanimously.

Open Session

Joe Stoyack commented on off-site parking agreements and the effects on the business if the agreements aren't renewed.

Bob Schoenberger announced the Planning Commission's next meeting date: August 8, 2019

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 9:10 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary