



Upper Uwchlan Township
Board of Supervisors Workshop,
Conditional Use Hearings
August 13, 2019
4:00 p.m.
Minutes
Approved

In attendance:

Guy Donatelli, Chair
Sandy D'Amico, Vice-Chair
Jamie Goncharoff, Member

Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
John DeMarco, Police Chief

Kristin Camp, Esq., Township Solicitor
Mark Hagerty, Court Reporter (6:00 PM)

Guy Donatelli called the Workshop to order at 4:05 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to record the meeting – there were no responses.

Guy Donatelli announced a change to the Agenda; following the Gunner Properties land development plan presentation, we'll move to Open Session.

Gunner Properties / Eagle Village Parking Expansion – Land Development Plan

Alyson Zarro, Esq. – Riley Riper Hollin & Colagreco, Fred Gunther, Chase Gunther, and Denny Howell attended. Ms. Zarro presented the Land Development Plan dated July 3, 2019 proposing an expansion of the existing parking lot on the north side of the Shoppes at Eagle Village, to provide 128 parking spaces on-site. Mr. Gunther recently received Conditional Use Approval for an eating/drinking establishment on the same parcel. They attended the August 8 Planning Commission meeting to review the consultants' comments of this Plan and in response to those comments:

1. they'll provide a manned gate during peak times of operation restricting exit to Route 100 from the Lot – all traffic will be directed to exit to Park Road.
2. A sign at the Route 100 / Park Road intersection will direct customers to the Park Road access. This sign to be reviewed by the Township's Historical Commission.
3. The Conditional Use Decision & Order will be included on the Plan.
4. Landscaping around parking lot and against Waynebrook will be provided. They're requesting a waiver to provide 10' wide buffers within the parking lot instead of 15'.
5. They'll comply with stormwater related comments. The stormwater basin will be under the parking lot, where the soils are better for infiltration. Total disturbance is less than 1 acre.
6. They'll identify the spaces for ride-sharing services such as Uber, Lyft, etc.
7. Waiting to increase the Route 100 Right of Way from the existing 25' (half width) to the 40' suggested is being requested as they're not proposing any new buildings or other roadway improvements at this time. This item will be discussed further.
8. Brandywine Conservancy's comments regarding additional sidewalk and lighting of areas that aren't being developed right now will be discussed further with Brandywine. The beer garden area has to have a defined, fenced area per PaLCB so some of the suggested internal pathways cannot be provided.
9. They're asking PaDEP for a waiver from providing a Sewage Planning Module as no new buildings are proposed.

The Plan will be before the Board of Supervisors for Approval at their August 19, 2019 Meeting.

Open Session

Guy Donatelli asked about the parking and traffic plans for the Country Music Festival in West Vincent Township in a few weeks. Chief DeMarco advised that it's scaled back from last year as there weren't issues in the Township. Ticket sales are down compared to last year; Universal Technical Institute will again be a parking area for shuttle bus service.

Adjournment

Guy Donatelli adjourned the Work Session at 4:38 p.m., the Board recessed until 5:25 when they held an Executive Session regarding personnel matters.

Conditional Use Hearing: Windsor Baptist Church

Mr. Donatelli called the Hearing to order at 6:03 p.m. Windsor Baptist Church seeks conditional use approval to permit a building addition over 6,000 SF, to house the existing Windsor Academy classrooms. Mr. Donatelli asked Ms. Camp to conduct the Hearing. Mark Hagerty, Court Reporter, recorded the proceedings and his Transcript is the official Record of the Hearing.

Ms. Camp entered the Board's Exhibits into the Record:

- B-1 Conditional Use Application
- B-2 Memo from Thom Ludgate containing waiver requests
- B-3 Proof of publication
- B-4 Affidavit of posting
- B-5 Hearing extension letter dated June 10, 2019
- B-6 Summarization of Planning Commission's August 8, 2019 comments
- B-7 Township consultants comments, dated July 23, 2019
- B-8 Prior Conditional Use Decision & Order, dated August 23, 2016
- B-9 Phil Marks' letter regarding enrollment

Ms. Camp inquired if anyone wanted to become a Party to the proceedings – there were none.

Phil Marks – Elder of Windsor Baptist Church and head of the Building Committee, Dale Yoder – the Architect for the project and Thom Ludgate – Ludgate Engineering for the project were in attendance to present the plans for the proposed 9,100 SF building addition, behind the church, to house the Academy's K-8th grade classrooms, currently using the existing church building. The Church's exhibits, A-1 through A-5 were marked throughout their testimony, including the renderings of the building. Testimony included the options for the exterior materials and colors, the pitch of the roof, height of the building, and the addition of an elevator.

When testimony concluded, Ms. Camp closed the Record and advised that the Board of Supervisors has 45 days to render their Decision - perhaps at their September 16 meeting.

Conditional Use Hearing: RIP Holdings / Profound Technology

Mr. Donatelli called the Hearing to order at 7:00 p.m. RIP Holdings/Profound Technology seeks conditional use approval for a building addition of over 6,000 SF and the length to be more than 60'. Ms. Camp conducted the Hearing and Mark Hagerty, Court Reporter, recorded the proceedings. His Transcript is the official Record of the Hearing.

Ms. Camp entered the Board's Exhibits into the Record:

B-1 Conditional Use Application

B-2 Proof of publication

B-3 Affidavit of property posting

B-4 Hearing extension letter

B-5 Summarization of Planning Commission's August 8, 2019 comments

B-6 Township Engineers' comments

B-7 Zoning Hearing Board's Decision dated June 3, 2019

Ms. Camp inquired if anyone wanted to become a Party to the proceedings – there were none.

Alyson Zarro, Esq., Kevin Busza, Owner and Chris Daily – D.L. Howell, were in attendance and presented the Plan for an addition to the existing office/mixed use building at 125 Little Conestoga Road. Ms. Zarro distributed the Applicant's Exhibits A-1 through A-13. Testimony included the exterior design to fit in with neighboring buildings, landscaping, stormwater management, the business is growing, additional employees, parking.

When testimony concluded, it was agreed that the Hearing will be continued to allow time to determine the formal use of the property and corresponding parking requirements. The Hearing will be held September 16, 2019, at the conclusion of the 7:00 p.m. Board of Supervisors business meeting.

Adjournment

There being no further business to be brought before the Board, Mr. Donatelli adjourned the evening at 8:18 p.m.

Respectfully submitted

Gwen A. Jonik
Township Secretary