



TOWNSHIP OF UPPER UWCHLAN
CONDITIONAL USE HEARING

May 9, 2022

6:30 PM

Minutes

Approved

LOCATION: This was an in-person Hearing, held at Pickering Valley Elementary School, 121 Byers Road, Chester Springs PA 19425, with audio-only attendance via Zoom provided as an option. The meeting's public notice instructed those interested in listening to the meeting via Zoom to email the Township Manager for the link and password to join in the meeting.

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair
Jennifer F. Baxter, Vice-Chair
Andrew P. Durkin, Member

Township Administration

Tony Scheivert, Township Manager (via Zoom)
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
Rhys Lloyd, Building Code Official
Anthony Campbell, Zoning Officer
Dave Leh, Township Engineer
Matt Brown, Township Wastewater Consultant
Sheila Fleming, Township Planner (via Zoom)
Chris Williams, Township Traffic Consultant

Kristin Camp, Esq., Township Solicitor
Mark Hagerty, Court Stenographer

Mike Crotty, Esq., Planning Commission Counsel

Mrs. D'Amico called to order at 6:35 p.m. Conditional Use Hearing #5 for Toll Mid-Atlantic LP Company regarding their 100 Greenridge Road Application. There were approximately 30 citizens in attendance and 2 audio-only.

Kristin Camp, Esq., conducted the Hearing. Mr. Hagerty recorded the proceedings, and his transcript is the official Record of the Hearing. The following is an informal summary of the Hearing.

Ms. Camp, Esq., explained the procedure for tonight, that the Applicant would present their last 2 witnesses, and if time allows, questioning by the Board of Supervisors and the Parties.

Alyson Zarro, Esq., representing Toll Mid Atlantic, called Guy DiMartino of Traffic Planning and Design (TPD), who was sworn in and provided testimony regarding the Traffic Study, Exhibit A-18, prepared in the Fall of 2021 while school was in session, the sight distance at the Greenridge Road driveway, the Transportation Impact Fee based on the proposed development generating 50 trips during peak morning hour and 66 trips during peak afternoon hour, the flow of traffic, and the level of service at nearby intersections.

At the conclusion of Mr. DiMartino's testimony, Mr. Crotty, Esq., Jon Long, Esq., Steve Egnaczyk, Mr. Maraz, Sue Quake, Mark Robinson, Alexandra Rose, and LeeAnn Smith asked questions regarding difference in August 2021 and October 2021 traffic studies, if PennDOT is involved, Lauren Lane as an emergency access only, traffic from other developments in the area considered in the studies, widening of Greenridge Road, turning radius for school buses, construction traffic impact on the intersections, would a follow-up study be required if the development is built, how are the intersections studied selected, would reducing roadway width

reduce speeding, reduction in the level of service at a variety of intersections, most concerned with Font Road at Route 100, and are calculations realistic.

The Supervisors and Ms. Camp asked questions regarding the benefit or detriment of using either Greenridge Road or Lauren Lane as the main access, what is an acceptable level of service, what is the difference (in seconds / minutes) between levels of service, and the compliance with McMahon's comments.

Ms. Camp announced at 7:54 p.m. that a short recess would be taken; the Hearing reconvened at 8:05 p.m.

Ms. Zarro called the last witness, Brian Thierrin, Toll's Senior Vice-President, who was sworn in and provided testimony regarding the material proposed for the emergency access, impervious surface tracking for each Lot, ownership of the access roadway retaining walls, the lighting plan, impacts to the historic resource on the property to the north-east and to the ruins discovered on-site, photographic documentation of the ruins, and the stone walls on the property and along Greenridge Road.

Following Mr. Thierrin's testimony, Mr. Crotty, Esq., Jon Long, Esq., Steve Egnaczyk, Mr. Maraz, Alexandra Rose, and Mark Robinson asked questions regarding the preservation of the ruins, preservation of the stone walls, lighting standards, the retaining wall along the roadway, the emergency access security and signage, disturbance of stone walls in buffer areas, tree replacement, potential for fencing along Shea Lane properties, and landscaping.

There was not adequate time for the Board members or Ms. Camp to ask questions as that would take us past our reserved time at the School.

Kristin Camp, Esq., announced the Hearing would be continued on May 23, 2022, 6:30 p.m. at Pickering Valley Elementary School, 121 Byers Road, Chester Springs PA 19425.

The evening was adjourned at 9:08 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary