



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
April 12, 2012
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Jim Dewees, Shelly Krockner, Linda Layer, and Dave Leh, P.E. – Gilmore & Associates

Invited Guests:

John Theilacker and Tony Robalik – Brandywine Conservancy,
Kathy McCarthy – Chester County Planning Commission

Bob Schoenberger called the meeting to order at 7:35 p.m. as a quorum was present.

Comprehensive Plan – Review, Update:

John thanked the Commission for working through the Community Sustainability Assessment (CSA) last month. He advised that their comments will be incorporated into the Final CSA, which will be included in the updated Comprehensive Plan. The CSA will be presented to the Board of Supervisors at their July 10 Joint Boards and Commissions Workshop. The CSA will be forwarded in advance of the Workshop in order to provide opportunity for review.

John turned the discussion to Chapter 2 of the Comprehensive Plan ("CP"): *Planning Goals and Objectives*. Goals were distributed from the existing CP, the Township's 2009 Open Space, Recreation and Environmental Resources Plan, and "Guiding Goals" from the County's Landscapes2 Plan. Are the goals from the 2002 CP still meaningful? While the Township is fairly built out, parcels remain that could be developed or re-developed. A large number of our population commutes out of the area for work, suggesting a need to develop employment opportunities here, perhaps enhanced by increased public transportation availability. Other goals or planning topics include expansion of sewerage facilities, promoting energy conservation, and historic resource preservation.

The Commission members commented as follows:

- re-development is going to play an important role in the Township's future;
- economic development should be encouraged;
- how do we focus efforts to encourage commercial growth;
- glad that cultural and historical goals are included.

All members agreed they were in favor of the *Goals* as presented this evening, and *Objectives* will be discussed at the Planning Commission's May 10 meeting. Bob directed all to give thought to the economic development, as the ideas for the Village areas tend to evolve toward small, specialty-type stores and there are areas in the Township where industrial and office uses are permitted. Promotion of those areas and offering appropriate incentives could attract commercial entities.

Hankin / Bentley Systems – Land Development Plan

Neal Fisher introduced Eagleview Corporate Center Lot #5 – Bentley Systems – preliminary/final land development plan dated April 5, 2012, and requested the Planning Commission accept the submission and forward to the Township Consultants for review.

He summarized the project as follows: Bentley Systems owns 3 lots at the corner of Township Line Road and Stockton Drive. Lot 5, currently a 200-space parking lot, is proposed to be developed to include 288 parking spaces and a 71,400 SF 3-story building. A portion of Township Line Road will be vacated, creating a corporate campus of the 3 Bentley parcels. Trails and sidewalks are included.

Questions posed included whether the trails would be open to the public; is the land development plan similar to the Conditional Use Plan; will the storm water be recycled or reclaimed; and is the building "green"? Mr. Fisher responded the trails would most likely be available to the public as that's an important feature of the Eagleview Corporate Center; the Plan is the same with landscaping, lighting, storm water, etc. detailed; the storm water will flow through porous paving and to an underground infiltration bed; and Bentley is investigating green building design such as a green roof and solar array.

Sally Winterton moved, seconded by Shelly Krockner, to accept the Land Development Plan and forward to the Township Consultants for review. The Motion carried unanimously.

Toll Brothers – Frame Property Conditional Use – Revised Plan

Alyson Zarro, Riley Riper Hollin and Colagregco; Mike Downs, Toll; Paul Boettinger, ESE and Walt Schwartz, Toll were in attendance.

Alyson Zarro presented a set of Conditional Use Plans with a April 6, 2012 revision date, displaying 30' wide roadways, a relocated and straightened entrance into the 5-lot cul-de-sac, and 20' wide trail easements along both sides of Little Conestoga Road (one side might be eliminated). Toll plans to contact Wise Preservation and the Township Historic Commission to update the evaluation of the condition of the farmstead buildings on the south side of Little Conestoga Road. Jim Dewees mentioned the trail could cross Little Conestoga using a passage (tunnel, so to speak) the Frames had created "under" the roadway in order to cross without having to go onto the road. Toll was not aware of a passageway and will investigate.

Toll asked for input regarding usable open space throughout the development. Parcel "C" on the south side of Little Conestoga will be open space. The Planning Commission commented the tot lot size should be clearly defined on the plan to assure adequate area to serve the number of homes proposed. Toll doesn't have a "standardized" calculation for a tot lot and was asking for suggestions. An acre was suggested, as was Lot #60, which is centralized, looks adequately sized and the grading seems amenable for a tot lot.

Other Planning Commission comments included:

- Wastewater disposal on-site remains under discussion;
- Several members do not like the segregated 5-lot cul-de-sac;
- Consider including a 50' easement at the Road "B" cul-de-sac, in perpetuity, to adjoin what might potentially develop with the Fetters property in the future;
- If the farmstead is salvageable, maintenance responsibilities should be determined and measures taken to prevent deterioration while that Lot is for sale;
- Suggest Road "D" be shortened and designed like a driveway, or curve the bulb differently.

Bob suggested the Commission hold a Workshop on May 3 to review the Plan in greater detail, review the Township Consultants' review letters, and determine their recommendation for the Board of Supervisors.

Gwen will schedule and advertise the May 3 Workshop.

Approval of Minutes

Sally Winterton moved, seconded by Jim Dewees, to approve as presented the minutes of the Planning Commission's March 1, 2012 Workshop and March 8, 2012 Meeting. The Motion carried unanimously.

Open Session

What's the status of changing the name of Graphite Mine Road to Route 100? The paperwork is with PennDOT for approval to designate the name and signage to "Route 100 Bypass".

The next Planning Commission meetings are:

May 3, 2012 - 7:30 p.m. Workshop

May 10, 2012 – 7:30 p.m. Meeting

Adjournment

Linda Layer moved, seconded by Jim Dewees, to adjourn at 9:03 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary