



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
September 13, 2012
Minutes

Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Shelly Krockner, Jim Dewees, John McTear, Joe Stoyack, Mike Taggart, P.E. – Gilmore & Associates

Invited Guests:

Derald Hay, Commission Candidate
John Theilacker and Tony Robalik – Brandywine Conservancy
Kathy McCarthy – Chester County Planning Commission
Chris Williams and John Yurick – McMahon Associates

Bob Schoenberger called the meeting to order at 7:34 p.m.

301 Park Road

Dave Beideman presented a sketch plan of his property at 301 Park Road, east of the Turnpike and across from Heather Hill. The plan includes 2 single-story office buildings – 6,200 SF (includes a basement) and 2,400 SF. Will need relief from the rear yard setback in order to maintain the front yard setback. Parking requirements are met, an on-lot septic system is proposed if public sewer isn't extended soon and Township fire marshal had no concern with accessibility of fire-fighting equipment.

Jim Dewees moved, seconded by Sally Winterton, that the Planning Commission has no objections to this plan and Mr. Beideman should seek relief from the Township Zoning Hearing Board. So moved.

Eagleview Corporate Center Lots 10-11

Thomas Lembck (I.T. and Facilities) of ViroPharma provided an overview of the project. ViroPharma, a global bio-pharmaceutical, researches options for serious and rare diseases. This expansion project will add 70,000 SF of office space to the existing building. Currently employs @ 190 in Eagleview. The expansion would almost double the Staff.

Neal Fisher explained the proposal to extend the Sierra Drive cul-de-sac by 400-500' will be segregated from this Plan for separate review and approval.

Mr. Fisher requested recommendation for approval regarding the requested waivers and will work with the Township consultants to address the September 7, 2012 Review Letter comments. The storm water basins will be fenced along the parking lot, walking trail and Lot 1, but not against the woods; the overall parking plan exceeds the Ordinance, including an area that's considered "in reserve" if warranted in the future; the comment regarding riparian buffer encroachment is recognized but the basins already built exist and there's no new encroachment planned, as is the case regarding the hydric soils comment.

Shelly Krockner recused himself from voting on this project as he works for a pharmaceutical.

Joe Stoyack moved, seconded by John McTear, to recommend approval of the following waivers to the Board of Supervisors:

1. Plan sheet size – allow larger sheet size
2. Water supply study – waive requirement as Lots are already served by public water
3. Storm water basin depths – existing basins adequately manage storm water
4. Riparian buffers – waive requirement as basins exist and no new construction is planned
5. Hydric soils – waive requirement as basins exist and no new construction is planned.

The Motion carried with 5 in favor and 1 abstention (Krocker).

Mr. Fisher requested the Commission formally recommend @ 70 parking spaces be “held in reserve” if needed in the future. John McTear moved, seconded by Sally Winterton, to recommend approval of the ‘reserve parking’ to the Board of Supervisors. The Motion carried with 5 in favor and 1 abstention (Krocker).

Comprehensive Plan Update

John Theilacker distributed a revised meeting schedule and requested the Commission consider holding 2 meetings in October to regain the original approval schedule. The Commission agreed to hold a workshop October 4, 2012 and the regular meeting October 11, 2012.

Tony Robalik distributed a map displaying the public water service area. Aqua PA currently supplies the new developments, and could supply the entire township in the future.

Chris Williams and John Yurich discussed transportation improvements that have occurred since the 2002 Comprehensive Plan’s approval, which took place shortly after the Act 209 Transportation Impact Study was conducted. The Land Use Assumptions Report, PennDOT’s 12-year Plan, and the Township’s Capital Improvement Plan are used in this planning process. Most of the projects have been completed that were listed in the 2001 Future Plans Chart, such as traffic calming measures, access management, construction of Graphite Mine Road, and partial construction of the East-West Link (Darrell Drive).

Moving forward, the Township should include those projects remaining on the Chart, “Smart Street” projects which include all modes of transportation, and work towards designating Route 100 as Pottstown Pike and Graphite Mine Road as Route 100.

Additional suggestions included improving Little Conestoga Road (State road), especially if/when Wallace Township development increases; better directional signs for Graphite Mine Road; widening the Turnpike overpass on Route 100; develop a corridor plan to include trails, sidewalks, etc. through Eagle; pursue public transportation, a Park and Ride lot; bicycle lanes along Route 100; a wider bridge on Dorlan Mill at Route 282. Chris Williams agreed these comments should be incorporated into the Comprehensive Plan update.

Approval of Minutes

Sally Winterton moved, seconded by Shelly Krocker, to approve as presented the Planning Commission’s August 9, 2012 meeting minutes. So moved.

Open Session

Joe Stoyack advised that a resident had raised concerns last month with a few sections of the Alternative Energy System Ordinance. The Board of Supervisors asked the Commission to address the concerns and if necessary, revise the Ordinance. Joe has revised the Ordinance

and it will be circulated for the Commission's review in October. The Commission members thanked Joe for all of his efforts crafting the Ordinance.

Bob Schoenberger reiterated the Commission will meet October 4 and 11, 2012 at 7:30 p.m.

Adjournment

Jim Dewees moved, seconded by Joe Stoyack, to adjourn at 9:38 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary