



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 11, 2012
Minutes

APPROVED

In Attendance:

Bob Schoenberger, Sally Winterton, Shelly Krockner, John McTear, Joe Stoyack, Mary Lou Lowrie - (Gilmore & Associates)

Steve McNaughton

Invited Guests:

Neal Fisher, P.E., The Hankin Group

John Theilacker and Tony Robalik – Brandywine Conservancy

Kathy McCarthy – Chester County Planning Commission

Bob Schoenberger called the meeting to order at 7:33 PM

Eagleview Corporate Center Lots 10 & 11

Neal Fisher stated that he received a clean review letter from Gilmore & Associates, and the waivers listed below were approved by the BOS at Sept. meeting.

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.

Joe Stoyack asked for highlights of the review letter. Neal explained that there were comments regarding the placement of iron pins, and that a temporary driveway to the cul de sac will be made if the road (Sierra Drive) is not ready. Sunoco is reviewing clearance with gas lines.

McMahon is concerned about meeting ADA requirements with the existing walking trail parallel to the road. More detail is needed for handicap access at the driveway (if that is constructed). Two Handicap ramps will be modified.

Also, where the walking trail intersects with Stockton, ramps will be adjusted there as well. The curb radii will also be adjusted.

Comments were also sent by ARRO, but Mr. Fisher said those comments do not apply and are not needed because the sanitary sewer facility is in Uwchlan Township.

The Commission voted on Preliminary and Final approval.

Joe Stoyack moved for approval of Lots 10 & 11, seconded by Sally Winterton. The motion carried with 4 in favor and 1 abstention (Krocker).

Sierra Drive Extension

Neal Fisher explained that there are 71 acres of developable land, and a driveway is needed to service the back of the buildings to the Pump Station.

The extension would eliminate many drives needed to get to future land developments.

A 'T' intersection would be most desirable. The drive is now 750' and the extension would add 405 linear feet. There would be 2 cul-de-sacs giving multiple ways to connect. It would be 34 feet wide with no parking allowed.

Joe Stoyack asked about plans for future land development. Office space? Warehouse? Neal said that there is nothing certain planned right now, and that future plans would be driven by economics.

Bob Schoenberger questioned item #9 of Gilmore's review letter – boundary conflict. Neal said that would be adjusted.

Bob S. asked the Commission for a motion to recommend approval for waiver.

Sally Winterton moved, Joe Stoyack seconded. Krocker abstained. Motion carried.

Bob asked the probability of the extension being done concurrently. Neal said 100%, so the driveway will not be needed.

Bob Schoenberger asked for a motion to approve the plan. Joe so moved, seconded by Sally. Krocker abstained.

Sierra Drive Pump Station

A new pump station will be situated off Sierra Drive. An easement will come down and flare out at bottom. The pump station will be owned and operated by Uwchlan Township. They want to own the ground the pump station will be on also, but not the driveway, which will be paved. They own the ground under all of their other pump stations.

It will include the control building (63 x 50 feet), generator and 2 parking spaces. Upper Uwchlan's ordinance requires minimum of 2 acres for a lot size.

Hankin will have to apply to the ZHB and would like to have the support of the PC for their application.

The Haliburton Pump Station will be abandoned. It cannot be expanded.

There were no objections for Neal Fisher to present his plan to the ZHB.

Comprehensive Plan Update

John Theilacker handed out and reviewed a memo dated October 11, 2012 concerning the discussion topics:

Build Out Analysis

Housing, Exclusionary Zoning

Residential Fair Share

Possibilities of Villages, Jankowski tract

Open Session

Alternative Energy System Ordinance

The Planning Commission recommended approving the Alternative Energy System Ordinance, as modified. Bob Schoenberger moved, seconded by Sally Winterton. Motion carried.

Approval of Minutes

Sally Winterton moved, seconded by John McTear, to approve as presented the Planning Commission's September 13, 2012 minutes. So moved.

Adjournment

Shelly Krockner moved to adjourn the meeting at 9:18 PM, seconded by Sally Winterton. So moved.

Respectfully submitted,

Sandy M. Diffendal
Accounting/HR
Upper Uwchlan Township

