



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
August 13, 2015
Minutes
Approved

In Attendance:

Bob Schoenberger, Joe Stoyack, Brett Hand, Chad Adams, Jim Dewees, Derald Hay, Josh Hagadorn, P.E. – Gilmore & Associates, Cary Vargo, Township Manager, Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m. A quorum was present.

Gunner Properties – 270-290 Park Road

Fred Gunther, Chase Gunther, and Mike Ryan of Argus Builders were in attendance to introduce a conditional use application and a subdivision/land development application for a 39-townhome project on Park Road. Conditional Use Approval is necessary to allow multi-family dwellings in the C-1 Village Commercial District.

Mr. Gunther distributed a site rendering dated July 13, 2015 and conceptual drawings of the townhome units. The following details were provided: currently, 270-290 Park Road are 3 vacant lots, in the Village Commercial District; proposing 39 townhomes, grouped in 3-, 4-, or 8-units, attached; 2,400 SF; owner-occupied units, not rentals, proposed homeowners association; private road with 2 access points on Park Road; a named neighborhood with a sign at the entrance; a trail exists along Park Road; 16' or 24' wide townhomes, 36' in height to ridgeline.

Fiscal impact and traffic studies will be completed and submitted; public sewer needs are being discussed with Matt Brown of ARRO, as to whether or not it could be included in Phase II of the Route 100 Wastewater Treatment Plant; PennDOT has been contacted regarding the 2 accesses on Park Road however their approval isn't confirmed.

Planning Commission members' comments included that they'd prefer to see a commercial project there, and since the proposed project is residential, the fiscal impact should be as neutral as possible.

Mr. Gunther commented that his plans for the Funderwhite property remain commercial/retail but with this parcel much closer to Hickory Park and Marsh Creek State Park, it lends itself to residential.

Chad Adams moved, seconded by Joe Stoyack, to accept the plan for consultant review. All were in favor.

Rotelle Companies -- 117 Skyline Drive

Brad Grauel of OTM, LLC, representing the Rotelle Companies, a home builder, was in attendance to introduce a conditional use application seeking approval to construct a dwelling within precautionary slopes. The project is a single-family home on the last approved building lot of the "Dowlin Meadows" subdivision (1995) which pre-dated the requirement for conditional

use approval regarding steep slopes. The Commission reviewed a Site Plan for Storm Water Management and E&S, dated June 25, 2015. Mr. Grauel displayed a colorized Slope Exhibit Plan dated August 12, 2015 and provided the following details: yellow areas depict 15-25% slopes, the red area depicts slopes 25% and over (prohibitive slopes). The parcel is 12.73 acres. The house will be constructed in the 15%-25% slope area. The house is @ 3,500 SF, with a walk-out basement. The area of disturbance will be less than 1 acre. The slopes near the house are 16-18% slopes. The parcel contains high water tables so the house has been positioned farther up-hill, closer to the cul-de-sac. Mitigation for the slopes will be additional grading and amended soils to address storm water concerns. Storm water management is provided via an existing pond on the neighboring farm, which was deed restricted to serve the overall development. The outlet structure of the pond will be modified. Testing has been completed for the septic system, which will be pumped up hill, and has been cleared by Chester County. A portion of the driveway will traverse prohibitive slopes, which is permitted; the house cannot be built in prohibitive slopes. The lower part of the property (farthest from the roadway), includes a stream, a pipeline right-of-way and the East Branch of the Brandywine Creek flows across the corner.

Joe Stoyack moved, seconded by Chad Adams, to accept the plan for consultant review. All were in favor.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented, the minutes of the July 9, 2015 Planning Commission meeting. All were in favor.

Open Session

John Shelton asked why constructing the home within steep slopes was a conditional use application rather than a zoning variance. The zoning ordinance refers this situation back to Subdivision-Land Development regulations.

John Shelton commented that he observed PennDOT personnel preparing the Dorlan Mill Road bridge to return to 2-way traffic.

Adjournment

Jim Dewees moved to adjourn the meeting at 8:12 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary