



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
November 12, 2015
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Ken Engle, Chad Adams,
MaryLou Lowrie, P.E. - Gilmore & Associates, Cary Vargo, Township Manager,
Gwen Jonik, Secretary

Bob Schoenberger called the meeting to order at 7:30 p.m. A quorum was present.

Byers Station Parcel 5C Sketch Plan Introduction, Discussion

Bob Dwyer, LandTrust Properties, on behalf of Equus Partners, was in attendance to introduce a Sketch Plan for Byers Station Parcel 5C which includes 202 1-2 bedroom apartments and 76,000 SF of commercial/retail. Equus Partners will decide in December whether they are going to move forward with the purchase of the Parcel. Mr. Dwyer had worked with Township Staff and Consultants to prepare a sketch that reflected previous approvals and comments regarding that property. They've also reviewed the Village Design Guidelines and focused on providing a walkable community.

The sketch plan includes the 202 apartments, which will be a 50/50 mix of 1- and 2-bedroom apartments, 800 SF -1100 SF, some with garages, 12-unit and 20-unit buildings, a clubhouse w/pool, 2.4 acre village green with a tot lot in the middle of the residential area (1.5 acres required); right-in/right-out only on Graphite Minte Road, required setbacks, trails around the perimeter of the parcel. The 76,000 SF of commercial/retail space proposes a 41,000 SF grocery store, a Starbucks-type use (2500 SF), most likely a drug store and a couple restaurants or a bank, 1 access in the middle section of Station Boulevard. There would also be access onto Darrell Drive and the interior road is boulevard-style through the residential section into the retail section, to move pedestrians to the planned village park across Station Boulevard.

Mr. Dwyer discussed a request for relief regarding the residential parking. The sketch shows 1.66 spaces/unit. Providing the required 2.0/unit would decrease the village green space. Landscaping, sidewalks and trails will comply with requirements.

Of most concern to Equus is the residential density. Previous approval is 176 units, however for financial feasibility of the proposed higher-end apartments, 200+ units are needed. They'd decrease the retail space or the village green space rather than reduce the apartment count.

Mr. Dwyer presented architectural drawings of the buildings, which look like 2-3 story townhouses. The 12-unit buildings are 3-story, some units are flats, some are 2-story walkups, the 22-unit building is a 2-story, the Clubhouse is 1-story. He presented several drawings of retail buildings; evidently Starbucks' policy requires a drive-through and if that's not allowed, they'll choose another coffee shop.

Discussion included: the interior trail wouldn't necessarily be private; the grocery store is going to be a smaller-scale such as a Trader Joe, not a Giant; they aren't aware that the drug store requires a drive-through.

Chad Adams commented that most apartments are going to be occupied by 2 people so 2 spaces per unit should be provided, and while the sketch doesn't account for trash disposal areas and such, those items affect the layout and density and should be taken into consideration. He also asked what the monthly apartment rental would be; Mr. Dwyer replied \$1,100-\$1,500/month.

Ken Engle asked if a different mix of residential product was considered. Mr. Dwyer responded that condominiums aren't the preferred product at this time.

Bob Schoenberger asked what Mr. Dwyer's next steps would be. Mr. Dwyer advised that if the Planning Commission was open to considering 202 apartments, they'd probably proceed with engineering land development plans.

The Planning Commission consensus was to keep or increase the commercial/retail space, and if 202 apartments were needed for that to take place, they could support that density.

270-290 Park Road – Gunner Properties

Alyson Zarro, Esq.- Riley Riper Hollin & Colagreco, Denny Howell, P.E. – D.L. Howell & Associates, Mike Ryan – Argus Property Group, Chase Gunther and Fred Gunther – Gunner Properties, were in attendance to re-introduce the project to the Commission. Ms. Zarro distributed 11x17 color renderings of the Site.

The project proposes 44 Townhouses and green open space on 3 currently vacant parcels on Park Road, between the Windsor Baptist Church property and Heather Hill Drive, within C-1 District. A residential use is permitted in that District through Conditional Use Approval.

The interior street would be a private street; there are 2.5 parking spaces/unit, all have 1- or 2-car garages and 1-2 car driveways, guest parking is provided, there would be a Homeowners Association which would coordinate the trash collection.

The Planning Commission had the following comments: regarding the layout of the units, switch the 8 interior units with the overflow parking area so the recreation space is more interior to the development; provide for a trail from the road toward the back property line to eventually connect with Little Conestoga Road, perhaps behind Windsor Baptist, because Little Conestoga Road is too unsafe along Windsor Baptist; sight distance is a concern on that stretch of Park Road (Ms. Zarro read that the Traffic Impact Study states the Applicant will comply with PennDOT's distances; Mr. Howell stated they've been working with Matt Brown (ARRO) regarding the public sewer service.

Sally Winterton moved, seconded by Joe Stoyack, to accept the Land Development Plan submission for Township Consultant review. The Motion carried unanimously.

As an aside, Mr. Gunther commented that regarding the Funderwhite Property, which he recently purchased, he is working on adding several commercial uses around the perimeter - a walkable village of shoppes, with parking in the middle, perhaps a Bed/Breakfast, or a beer garden.

Approval of Minutes

Sally Winterton moved, seconded by Ken Engle, to approve as presented the minutes of the October 8, 2015 Planning Commission meeting. The Motion carried unanimously.

Open Session

General conversation regarding commercial uses, wastewater needs, development in the Village.

Bob Schoenberger announced the next Planning Commission meeting is December 10, 2015.

Adjournment

Joe Stoyack moved to adjourn at 8:43 p.m. Upon a second by Ken Engle, the Motion carried.

Respectfully submitted,
Gwen A. Jonik
Planning Commission Secretary