



Upper Uwchlan Township
Board of Supervisors Workshop

September 8, 2015

4:00 p.m.

Minutes

Approved

In attendance:

Kevin Kerr, Chair

Guy Donatelli, Vice-Chair

Cathy Tomlinson, Member

Cary Vargo, Township Manager

Gwen Jonik, Township Secretary

Al Gaspari, Codes Administrator

Natasha Manbeck, McMahon Associates

Kevin Kerr called the Workshop to order at 4:08 p.m.

Land Use Assumptions Report – Review Updated Draft Report

Natasha Manbeck provided a summary of the updated Land Use Assumptions Report (LUAR). The Transportation Impact Fee Advisory Committee (TIFAC) was reinstated earlier this year in order to update the Township's Act 209 Impact Fee, which involves updating the LUAR, Roadway Sufficiency Analysis and the Capital Improvement Plan. The Township impact fee is then adjusted if it's been determined to be necessary.

The LUAR was drafted early 2014 while the Township's Comprehensive Plan was being updated. It has since been updated with the TIFAC and looks toward the next 10 years. The TIFAC is holding a Public Hearing September 21 at 7:00 p.m. to receive public comments. The Board of Supervisors may adopt the LUAR later that evening.

Revision to the LUAR includes increasing the Transportation Study Area (TSA) from 6 square miles to the allowed maximum of 7 square miles. Several residential-zoned parcels are proposed to be added, where further land development is possible. Approximately 288 acres zoned residential and 54 acres zoned commercial/industrial are included in the TSA. Within the commercial/industrial area, 2-story buildings were used to estimate future square footage (1,752,582 additional square feet), not maximized development. The TIFAC estimated 228 additional dwelling units (by right, 46% of ultimate build out) could be developed on the 288 residential-zoned acres. Population increase is estimated at 1,200. Wastewater disposal fields are categorized as municipal or recreation/open space.

The TIFAC will present the LUAR at the Hearing and will take an action at the end of the Hearing, most likely a recommendation to the Board of Supervisors that they adopt the updated Land Use Assumptions Report.

Twenty intersections are included in the TSA. The Roadway Sufficiency Analysis and Transportation Capital Improvement Plan will be updated using the potential for development and increased traffic flows through those intersections. The TIFAC will determine whether or not improvements are needed to attain the preferred level of service and adjust the impact fee accordingly.

Bamboo – Maintenance Regulation Discussion

Al Gaspari reported that there are several areas in the township where 'running bamboo' is a problem as when it is wet or snowy it bends over onto roads or neighbors' property. It also spreads into neighbors' properties. Mr. Gaspari asked if the Board wanted to regulate this type

of bamboo, as an invasive and/or noxious weed. He researched several ordinances and found there are ways to regulate/control “running bamboo”, the only kind that is a problem. Buffer areas could be established. That may require that some existing bamboo has to be removed within these buffer areas, if it is decided to regulate this type of bamboo. The Board requested that further research be conducted, including whether or not there is State legislation on this topic.

Wawa – Land Development Modification Request

Al Gaspari advised that Wawa would like to add an area behind the store in which to compact their cardboard. Wawa requested a land development modification as the project is a minimal building project. It will shorten their parking area out back. The traffic engineer would need to review the Plan to assure adequate traffic circulation area.

A land development modification, meaning the Applicant doesn't have to go through the land development process, has been discussed by the Board mainly for commercial properties and structures, not residential.

The Board did not favor granting a land development modification for the Wawa project.

The Board would like to consider each request, case by case, or craft an Ordinance that would apply to all commercial properties/projects. Examples might be: the percentage of the lot size impacted by the project, the square footage of the structure, etc. The Board requested Mr. Gaspari research other municipalities' regulations.

Township Manager's Report

Cary Vargo provided an update of the following projects:

The Columbia Gas Pipeline Expansion work has been delayed; estimated completion dates for the 24/7 drilling at Upland Farm and at Lakeridge @ 9/18 and 9/23, then land restoration activity begins. There were 2 inadvertent releases of bentonite in Hickory Park over the weekend. As timing would have it, the Township's paving contractor is set to pave the Hickory Park parking lot. If Columbia's activities damage it, they will repave it. Steve McNaughton, who was in attendance, was advised the 24/7 drilling at his property (Lakeridge area) would be through the month.

Storm Water Authority Program Development - grant paperwork has been submitted, however revenues and expenses won't occur until 2016.

An IT Services Request For Proposals (RFP) is in the final draft stages and will be distributed this Fall.

Route 100 Wastewater Treatment Facility (WWTF) Phase II construction. The tanks have been tested several times recently and no leaks were detected. Monitoring wells will be installed around the site. After 1 year of service, the tanks will be drained, tested, cleaned, and repaired if necessary, by the Contractor. Total warranty period is 10 years. System start-up should take place within a week.

Fellowship Fields Field House. The Township's installation of the public sewer infrastructure and connection to the treatment facility is nearing completion. Fencing and water supply line will be installed in the next few days.

The Pennsylvania Turnpike Commission will hold a Public Officials Meeting in our public meeting room September 10 to provide updated information regarding the portion of the reconstruction through Upper Uwchlan Township – Downingtown Interchange to Styer Road.

Emergency Management Radios. The Township is in receipt of 14 new radios for emergency management purposes. They will be programmed in the near future.

Byers Station Parcel 5C – an interested party is proposing a mix of apartments and commercial/retail space.

Open Session

Cathy Tomlinson inquired of plans to repair the Lyndell Road bridge. Cary Vargo advised we will meet with East Brandywine Township to share in the re-decking and renovation of the bridge in 2016.

Kevin Kerr asked for the status of Toll having to extend Sunderland Avenue into West Vincent Township. Cary Vargo commented our Solicitor was before the Judge last week and believes the Court would rule in our favor. There is the likelihood a decision in our favor would be challenged to a higher court.

Gwen Jonik commented the Turnpike Commission is holding an Open House Plans Display for the general public September 24, 2015, 6:00-8:00 p.m. at the Lionville Middle School regarding the turnpike reconstruction through Upper Uwchlan.

Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 5:15 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary