



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
April 14, 2016
Minutes
Approved

In Attendance:

Sally Winterton, Vice-Chair, Brett Hand, Bob Phillips, Ken Engle, Jim Dewees,
MaryLou Lowrie, P.E. – Gilmore & Associates; Gwen Jonik, Planning Commission Secretary

Sally Winterton called the meeting to order at 7:32 p.m. as a quorum was present.

Hankin Group Minor Subdivision Plan – Eagleview Corporate Center Lot #1

Neal Fisher, P.E., the Hankin Group, reviewed the Final Plan of Minor Subdivision dated February 11, 2016 for Eagleview Corporate Center Lot #1, a 72-acre parcel, proposing 4 lots using natural boundaries, such as existing wetlands, as follows:

1A (13+ acres) will be between Universal Technical Institute (UTI) and half-way behind Shire Pharmaceutical;

1B (26+ acres) will be from half-way behind Shire and around the Sierra Drive cul-de-sac, including the building that is currently under construction (80,000 SF);

1C (20+ acres) from the new building to south/west of the wastewater past pump station;

1D (10+ acres) the remainder of Lot 1 to Township Line Road.

Mr. Fisher advised they'd comply with the general comments contained in Gilmore & Associates review letter, that the County Planning Commission didn't have any comments that needed to be addressed, and that they seek waivers regarding the plan sheet size, and from providing storm water, sewer, site analysis plan, conservation plan, etc. as there is no land development proposed. They also request a waiver from providing the note prohibiting further subdivision. Mr. Fisher noted that in the Planned Industrial/Office district, all lots need to be a minimum of 2 acres.

Brett Hand noted 1A and 1B contain quite a bit of wetlands and 1B isn't accessible from elsewhere. Mr. Fisher noted there aren't any development plans at this time but they'd like to remain flexible in the future.

Steve McNaughton suggested the Planning Commission should request that the buffer between residential and industrial should be increased from what was approved between his property and the building currently under construction, and that conditions contained in 2013 meeting minutes relating to trails and trees along his property should be addressed. Mr. Fisher noted the size of the trees had been increased for that part of that buffer as previously reviewed and approved. Sally Winterton commented the Commission understood Mr. McNaughton's concerns.

Jim Dewees moved, seconded by Bob Phillips, to recommend approval of the Final Minor Subdivision Plan for Eagleview Corporate Center Lot #1. The Motion carried unanimously.

Mr. Fisher asked if that recommendation included the waivers, to which Mr. Dewees replied that it did include the requested waivers and removing the note prohibiting further subdivision.

Popjoy Tract (Marsh Lea) Sketch Plan

Adam Brower of E.B. Walsh and T.R. Moser introduced a sketch plan for the Popjoy Tract, also known as Marsh Lea, on Little Conestoga Road at the boundary with Wallace Township. Mr. Brower advised the sketch plan is basically the same as the Conditional Use Plan that was approved in 2008 except they have increased the lot sizes and the lots will be served by on-site well and on-site septic. Mr. Brower distributed copies of the previous plan - approved with cluster development - and the new sketch, which includes the same number of homes. (The new sketch had the original 2005 date on it.) Mr. Brower also distributed a listing that notes the waivers previously approved and the waivers that will be requested for this new plan.

Mr. Brower reviewed the sketch as follows: There are 27 homes proposed - 21 in Upper Uwchlan, 6 in Wallace, on-site well, on-site septic, increased lot sizes and located the houses further away from roadway where possible. A 30' road width is proposed to decrease impervious coverage and storm water issues, as well as costs.

Mr. Brower answered Commission members' questions as follows: provision of parking areas at the end of each drive has not been determined; there are 3-4 storm water management areas throughout the community; the entire road would be maintained by Upper Uwchlan Township, even the portion in Wallace Township, and they'll propose a 24' road width for the stretch in Wallace Township as it serves fewer homes; most of the lots will shed water toward Marsh Creek Lake; there are some steep slopes, which were addressed during the original Conditional Use. There are going to analyze further as some may be precautionary slopes rather than steep; they made need a waiver regarding Lot 23 as the lot depth is 3x the lot width. They propose sidewalk on one side of the road and in lieu of sidewalk on both sides, provide funds toward existing trails/connections.

A land development plan will be submitted in the near future.

Historic Preservation – Adaptive Reuse of Historic Structures -- Ordinance Review

The Planning Commission reviewed a proposed ordinance draft, dated March 23, 2016, regarding historic preservation multiple family dwellings as a use permitted in various zoning districts in the Township. Sally Winterton mentioned that the Village Concept Committee (VCC), which is the combination of Historic Commission members, Planning Commission members and Village business/property owners, reviewed and discussed this draft at their March 28 meeting. The consensus was that this draft limited an historic property owner's options and the VCC would like to revise the draft to broaden what can be done and whether it should be township-wide rather than certain zoning districts. The VCC meets April 18 and will discuss this further.

John Shelton, an historic property owner, expressed his appreciation for the Historic Commission and Planning Commission's thoughts on this Ordinance as it will directly impact his development/re-development options for several properties.

Noise

The Commission reviewed a proposed ordinance draft regulating the hours in which noise-producing work may be emitted in the Township. This draft is geared toward addressing commercial or construction-type noise. Discussion included what types of activities were included, the allowable decibel levels, what types of commercial/construction businesses already existed, what could be proposed – especially in industrial areas that abut residential properties.

The draft Ordinance provides for commercial construction noise up to 65 decibels between 7:00 a.m. – 7:00 p.m. weekdays and 9:00 a.m. - 5:00 p.m. Saturdays; not permitted on Sundays or legal holidays if it can be heard across property lines.

Lowering the maximum decibel level for each category was suggested and discussed: 10:00 p.m. - 7:00 a.m. could be lowered from 60 dBA to 45; 7:00 a.m. – 10:00 p.m. lowered from 65 dBA to 55.

Discussion included concern that the regulations should carefully consider the densely populated developments (with HOAs) so as not to create increased complaints to the Township, such as when one neighbor is working on a home improvement project and the noise carries right next door.

Following further discussion, the Commission members agreed that this draft adequately addressed commercial construction noise levels and should be adopted, and that any concerns with the residential-related regulations could be addressed in the future.

Brett Hand moved, seconded by Ken Engle, to recommend approval of the Noise Ordinance with the suggestion/condition that all decibel levels be lowered by 10 decibels in each category, and with the understanding that the Planning Commission may suggest revisions in the future. The Motion carried with 4 in favor and 1 opposed (Deweese).

Approval of Minutes

Bob Phillips moved, seconded by Jim Dewees, to approve the minutes of the March 10, 2016 Planning Commission meeting. The Motion carried unanimously.

Open Session

Gwen Jonik announced the annual Township Block Party date – Saturday, June 18, 2016 – and asked that anyone interested in volunteering that day (set up, break down) contact Kathi McGrath.

Sally Winterton announced the next Planning Commission meeting is May 12, 2016.

Adjournment

Brett Hand moved, seconded by Bob Phillips, to adjourn the meeting at 9:20 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary