



Upper Uwchlan Township
Planning Commission
Meeting Minutes
April 1, 2010
Approved

In Attendance:

Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Jim Dewees, John McTear, Linda Layer, Chad Adams, Historic Commission member Brett Hand, Tara Tracy – Brandywine Conservancy, and Dave Leh – Gilmore & Associates

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

Alternative Energy Systems Ordinance – revised draft dated March 30, 2010
Tara advised the Ordinance was revised to reflect comments from the Historic Commission / Village Concept Committee meeting of March 22, 2010, which included:

- editorial changes for easier reading - such as with the conduit language,
- Byers Village Historic District - restrictions,
- cross-referenced several sections,
- roof-mounted wind turbine area coverage removed
- solar energy surface area under certain square feet exempted

Jim Dewees suggested that owners of historically “contributing” structures in Byers Village (there are 6) should be specifically notified if their properties are going to be restricted from using alternative energy systems, and they should be compensated in some manner – perhaps reduce/eliminate Township real estate tax? Tara advised that the Ordinance does include language that provides for advances in technology, which could open the possibilities for those several properties in the future. There were no further comments.

Sally Winterton moved, seconded by John McTear, to recommend approval to the Board of Supervisors of the March 30, 2010 Draft Ordinance incorporating the solar energy surface area exemption referenced above, and that the Board notify those historic structure owners in Byers Village who might not be able to take advantage of alternate energy systems and evaluate compensation for them. The Motion carried with 5 ayes and 1 nay (Dewees).

Jonathan Thir – Land Development Plan

Andy Eberwein of E.B. Walsh presented the preliminary land development plan for the Jonathan Thir project, proposing an 8,500 Sqft office building on the corner of Park Road and Ticonderoga Blvd. A colorized landscape plan was distributed. While access via Ticonderoga Blvd. was desired, FedEx wouldn't negotiate an access easement, so the access via Park Road was moved as far west as possible and the drawings were re-engineered. All comments in the Consultants' review letter can be addressed. The project is for office space, not retail; proposing 1.5 stories; potentially 3 tenants; architectural renderings forthcoming – they are trying to blend with the Village so it will be colonial theme; false dormers to hide mechanical equipment unless heat pumps are used. There is one large tree at the corner hindering sight distance that is proposed to be removed.

The property will be served by public sewer – 1.5 EDUs already approved but may need another. Due to the grade, a retaining wall may be required at the southwest corner; a trail or sidewalk will be provided along Ticonderoga. The trail on Park Road is on the opposite side of the roadway.

Jim Dewees moved, seconded by Sally Winterton, to recommend approval of this Preliminary Land Development Plan for the Jonathan Thir project dated February 18, 2010, with a recommendation that it be reviewed by the Village Concept Committee – where the mature tree will be discussed -- before returning to the Planning Commission for recommendation of Final Approval. The Motion carried unanimously.

Brandywine Springs Farm

Steve Wasylezyn of G.D. Houtmann presented minor changes to the Preliminary Land Development Plan as required through the Conditional Use Approval. Revisions include minor improvements to the access intersection, initial access widened to 20', width of cul de sac widened to 20', trail easements added to the plan, 3' shoulders added, guardrail added at the culvert and provision of a second emergency access via the existing driveway. Preliminary Plan approval is requested so they can begin marketing the parcels.

Jim Dewees moved, seconded by Chad Adams, to recommend Preliminary Land Development Plan Approval for Brandywine Springs Farm. Linda Layer requests the Planning Commission be provided a copy of required permits before final approval is sought. The Motion carried unanimously.

Approval of Minutes

Jim Dewees moved, seconded by Chad Adams, to approve as presented the minutes of the March 4, 2010 Planning Commission meeting. The Motion carried unanimously.

Open Session

Sally commented on long traffic lights on the Graphite Mine Road side roads.

Jim questioned operation of a left turn light heading south on Graphite Mine to head east on Byers Road.

Sally questioned why orange cones were placed near inlets in her neighborhood.

Gwen announced the 2010 Township Block Party will be held June 19th – beginning at 6:00 p.m. – with a rain date of June 20th.

Bob asked for suggested topics for the April 13, 2010 Joint Boards/Commission meeting.

As neither Bob nor Sally will be able to attend, Jim will attend on behalf of the Planning Commission, and as an UPFAC member. He will provide the Commission's thoughts on the Alternative Energy Ordinance draft, and ask for a status of the public sewer expansion.

Bob announced the next Planning Commission meeting is scheduled for May 6, 2010.

Adjournment

Linda moved, seconded by Jim, to adjourn at 8:44 p.m. So moved.

Respectfully submitted,

Gwen Jonik

Planning Commission Secretary