



Upper Uwchlan Township  
Planning Commission Meeting  
February 12, 2009  
Minutes

Approved

In Attendance: Bob Schoenberger, Sally Winterton, Chad Adams, Jim Dewees, Linda Layer, Ken Engle, Gwen Jonik, Dave Leh, Chris Williams, Mary Lou Farrow

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

Several boy scouts were in attendance to observe the proceedings.

Cornog / Henry Minor Lot Line Revision

Ken Henry and Bill Conver of Conver & Smith Engineering were present to respond to Gilmore's review letter dated January 26, 2009 as follows: Mr. Henry proposes purchasing an L"-shaped portion of the neighboring Cornog property, increasing his toward 10 acres - for tax relief purposes. There is no construction planned, nor water/sewer changes proposed. Mr. Henry seeks waivers from submitting: a preliminary plan, a site analysis plan, a conservation plan and from detailing contours every 2' on the plan. Conver & Smith will correct the ordinance citations and will furnish the requested legal descriptions. The neighboring property (Koons) has a legal right of way to Milford Road through an easement on Mr. Henry's property, as well as an easement using the Diamond Road extension to Saybrooke Road. Dave Leh advised that the Township did not accept the Diamond Road extension for dedication and since 21 years has passed, that extension has expired, as has another easement on the northwest side of Mr. Henry's property toward the Saybrooke subdivision. Bob Schoenberger questioned the waiver applicability. Sally Winterton suggested the waiver notes and the future subdivision abilities be clearly defined on the Plans. Mr. Conver agreed.

Jim Dewees moved, seconded by Ken Engle, to recommend Preliminary/Final Plan approval, including granting the requested waivers. The Motion carried.

Sight Distance Ordinance – Proposed Amendments

Chris Williams of McMahon Associates was present to address the Commission's concerns regarding amendments proposed last Fall to the sight distance ordinance. At the Planning Commission's request, the requirement regarding speed study was relocated to the Subdivision/Land Development section. The Commission was concerned with road profile requirement determinations and that section was adjusted to require compliance with American Association of State Highway and Transportation Officials' policy (AASHTO). The third concern of the Commission involved clarifying whose criteria would be followed for sight distance at intersections, the Township's or PennDOT's.

Chris Williams suggested the elimination of the Township's criteria in favor of using PennDOT's criteria, following PennDOT's "Code Title 67 Chapter 441 Access to and Occupancy of Highways by Driveways and Local Roads", which would bring consistency with Pennsylvania law, and be based on road design, not speed limits. Bob Schoenberger agreed that Township Code, Chapter 200-75.H.(3)a. section should read "The measurement and calculation of required sight distances shall be in accordance with PA Code Title 67 Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads."

Sally Winterton asked what prompted amending this ordinance. Chris Williams responded that Penn Liberty Bank's land development conditions brought to light the disparity between the Township and PennDOT standards.

Ken Engle asked what happens when a road traverses two Townships, such as Fellowship Road. Chris explained an Agreement is drawn between the Townships, defining ownership and maintenance responsibilities. Several Planning Commission members are concerned with the landscaping impeding sight distance at the Eagle Farms Road access onto Fellowship Road. The Planning Commission requested Dave Leh, Chris Williams, and/or Chief DeMarco look into the conditions at this intersection. Don Carlson, previously Township Roadmaster, commented Upper Uwchlan is responsible for Fellowship Road and the landscaping should've been reviewed by Upper Uwchlan. He also commented that the suggested sight distance ordinance amendments are based on safety criteria and are going to be beneficial in future applications.

Jim Dewees asked why Font Road hadn't been repaired to date. Dave Leh advised the contractor awaits suitable weather conditions.

Linda Layer moved, seconded by Sally Winterton, to recommend approval of the Sight Distance Ordinance amendments with the modifications to Section 200-75.H.(3)a. as stated above. The Motion carried with 5 ayes and 1 opposed (Dewees).

Chad Adams asked if Upper Uwchlan knows what sight distance standards West Vincent Township follows. Chris Williams offered to research the matter.

Dick Moore asked who is responsible for maintaining the landscaping after the development is finished. Chad Adams replied the Homeowners Association typically is responsible.

Mary Lou Farrow, Historic Commission Chairwoman, suggested an examination of undeveloped areas contiguous to the Villages of Byers and Eagle in order to determine whether current zoning ordinances offer protection from piecemeal development. The purpose would be to maintain the character of the villages and streetscapes – i.e. height of buildings, traffic flow, etc., not to place restrictions on property owners as far as color choices and so forth.

Bob Schoenberger requested Byers Station Parcel 5C be included in the area discussed. The thought is not centered primarily on historic preservation but on architectural design and overall planning. Maintaining the look of Eagle Village northward along Route 100 as an extension of the village commercial district is preferred. Keep accesses to businesses on Route 100 rather than hindering the benefits of Graphite Mine Road. Plan for the development or re-development of properties within the village areas.

Mary Lou requested Bob Wise (Wise Preservation) review our village commercial zoning ordinances and provide comment to the Historic Commission and Planning Commission. The two Commissions would like to join efforts to develop design standards pro-actively.

Doris Grassi asked how the "bypass" was going to be hindered. Bob Schoenberger advised there are several traffic lights planned and potential accesses to the businesses along the way. Don Carlson offered the original intent was a limited access roadway, but as State funding entered the equation, it will become a PennDOT road and they will be in control of accesses.

Chris Williams advised that while PennDOT will be in control of the southern link, they are also changing their standards - they want to work with municipalities, so the Township's influence over accesses may be greater than first thought. The Township should develop an access management plan in collaboration with PennDOT.

Doris Grassi suggested the Planning Commission and Board of Supervisors develop a plan first, then meet with PennDOT.

Upon further discussion, Mrs. Grassi recommended the Board of Supervisors appoint an ad hoc committee, with professional help involved, to plan what the Township wants to achieve along Route 100 and Graphite Mine Road, and it should take place in a timely fashion. Chris Williams offered to share access management standards to aid in the design. Chad Adams questioned if zoning changes to those properties between Route 100 and the southern link would be necessary for them to act in concert.

Steve McNaughton commented that would restrict land owners - what would be offered in return? What is the concept for this plan? He might volunteer for the committee. Mary Lou commented certain areas are more desirable because they have a cohesive development plan that protects and benefits all properties in its vicinity. Chad Adams called attention to the Abbonizio property which is not fully leased and the businesses seem haphazard. Dick Moore commented that Toll Brothers initial plan for Parcel 5C proposed mostly residential. Steve McNaughton asked how the Byers Station PRD came to be.

Don Carlson advised that at that time, the Board looked at the township as a whole and established 2 overlays areas where, with planning, density could be increased for both residential and commercial development. The Decision & Order gives guidelines for Parcel 5C to be a blend of residential and commercial. The Supervisors need recommendations to request an increase in commercial and less residential.

Steve McNaughton commented if uniformity is being requested, with Mary Lou responding we don't want everything looking the same. Chad Adams reiterated that appearance is at issue, but accessibility and complimentary businesses through the Villages is what's desired.

Chad Adams moved, seconded by Sally Winterton, that the Planning Commission recommend to the Board of Supervisors that an ad hoc committee be formed for the purpose of developing standards for the villages, including transportation, for the overall development of properties having access to the "Loop Road". The Motion carried unanimously.

#### Byers Station Parcel 5C revised concept sketch plan

The Planning Commission does not find acceptable the sketch plan for Byers Station Parcel 5C, dated January 12, 2009. The Planning Commission recommends the following:

- ◆ No residential
- ◆ Any commercial development should extend along Route 100
- ◆ Access should be from Route 100, the East/West link stub, and/or Station Boulevard, not Graphite Mine Road
- ◆ Increased "town square / town green" area

#### Approval of Minutes

Jim Dewees moved, seconded by Chad Adams, to approve as presented the minutes of the January 8, 2009 Planning Commission meeting. The Motion carried unanimously.

Jim Dewees moved, seconded by Ken Engle, to approve as presented the minutes of the February 5, 2009 Planning Commission workshop. The Motion carried unanimously.

Open Session

Bob Schoenberger announced Glenn Nunemaker's resignation from the Planning Commission, effective immediately.

Bob Schoenberger, Sally Winterton and Ken Engle advised they will not be attending the March 12, 2009 Planning Commission meeting. Bob stated the March 12 meeting was tentatively cancelled, and would confirm the cancellation.

Adjournment

Jim Dewees moved to adjourn at 9:16 p.m. So moved.

Respectfully submitted,

Gwen Jonik  
Planning Commission Secretary