



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 7, 2013
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Shelly Krockner, Jim Dewees, Ken Engle,
Dave Leh – Gilmore & Associates, Gwen Jonik - Secretary

John Theilacker and Tony Robalik – Brandywine Conservancy

Bob Schoenberger called the meeting to order at 7:34 p.m. as a quorum was present.

Eagleview Corporate Center Lot 1

Neal Fisher, P.E., Hankin Group, provided a brief history of the previous Land Development Plans for Lot 1, which were approved in 2008, followed by the slowing economy and the loss of the tenant, so the project didn't move forward. The current submission for the 72-acre Lot proposes an 80,000 SF "flex" building at the end of the extended Sierra Drive cul-de-sac. The flex building is a mix of 30,000 SF office and 50,000 SF warehouse for multiple users, in an "L" shaped design to hide the loading dock, which faces the wetland area (undevelopable). The property will have water service through Aqua PA. Public sewer service will run from the rear of the building with a gravity line and grinder pump to the Sierra Drive pump station (in the middle of Lot 1) to the Uwchlan Municipal Authority Plant. The project is a leased building, with Hankin retaining ownership of building and property. The Sunoco gas pipeline parallels Sierra Drive into Hickory Park.

Bob questioned future Plans for the remainder of Lot 1. Neal advised several areas of the lot are undevelopable -- along the Turnpike are wetlands, as is the area around the pump station. There is room for a 150,000+ SF building at the end of Arrowhead Drive cul-de-sac, and right along Township Line Road, but there are no specific plans at this time.

Hankin is seeking the reaffirmation and slight modification of the previously granted waiver regarding the storm water basin depths for the 2-year and 100-year storms. Regarding the woodland disturbance waiver, currently the majority of the area for this building is wooded. It will need to be cleared to construct the building. Hankin will replant to the greatest extent of the landscaping Ordinance. However, to clear woodlands, the Ordinance calls for reforestation. In the past, Hankin has increased the caliper to 3.5" of the required trees and proposes that solution, or a larger species of tree, for this project. Neal advised they've switched from deciduous trees to evergreens for the screening along the abutting residential properties, to provide a greater buffer. The Planning Commission asked Neal to consider paving the trail to Hickory Park instead of a larger caliper tree.

Jim Dewees moved, seconded by Sally Winterton, to recommend to the Board of Supervisors the reaffirmation of the previously granted waiver regarding the storm water basin depths including the minimal modification of the depth, and grant waiver from the woodland disturbance conditioned on the Developer installing a larger caliper tree or larger species of tree to the fullest extent of the required landscaping. The Motion carried unanimously.

Neal advised all of the Consultants' comments can and will be addressed and asked if the Planning Commission would recommend the Plan for final approval this evening or wish to wait until April. A few members were concerned with the lack of a second access on such a lengthy cul-de-sac. Neal advised that in an emergency there could be accessibility through the adjacent Lot 10/11 (ViroPharma) parking areas to Arrowhead Drive.

The Chairman wants to consider the recommendation for Final Approval at the April meeting, after the Plans have been revised to address the Consultants' comments.

Bob Schoenberger asked Neal if the Pump Station non-conforming lot had been approved. Neale advised the Township's Zoning Hearing Board will consider their variance request at a March 13, 2013 Hearing.

Comprehensive Plan – Implementation Strategies

John Theilacker, Tony Robalik and the Commission discussed and assigned priority to each Implementation Strategy in the following Sections:

Transportation

Open Space, Recreation and Environmental Resources

John Theilacker suggested the following schedule working toward adoption of the updated Comprehensive Plan. They will deliver the first draft of the updated Plan @ May 2 for distribution to the members prior to their May 9 meeting, for review/discussion in June and perhaps July, make revisions in August. Send draft to neighboring Townships and submit public notice for public meeting in September/October, in accordance with the Municipalities Planning Code, with potential adoption by the Board of Supervisors in the Fall. The Township will need to request an extension from the County as the Grant schedule estimated adoption by October.

Approval of Minutes

Jim Dewees moved, seconded by Sally Winterton, to approve as presented the minutes of the February 7, 2013 Planning Commission meeting. The Motion carried unanimously.

Open Session

Gwen Jonik advised the group that an Act 537 Special Study of the Eaglepointe Wastewater Treatment Plant was submitted for the Commission's review. Bob Schoenberger will review the submission and provide comments on the Commission's behalf.

Gwen advised the group that McMahon Associates presented a Village Transportation Plan to the Village Concept Committee (VCC) at their February 25 meeting. The next step is for McMahon to survey existing conditions, then meet with the VCC to discuss those findings and determine the needs and ideas for the various modes of transportation along Route 100 through Eagle. The VCC won't meet in March, providing McMahon time to complete their survey.

The next Planning Commission meeting is scheduled for April 11, 2013.

Adjournment

Jim Dewees moved to adjourn at 9:54 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary