



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
April 11, 2013  
Minutes  
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Jim Dewees, John McTear, Derald Hay,  
Mary Lou Lowrie – Gilmore & Associates, Gwen Jonik - Secretary

Bob Schoenberger called the meeting to order at 7:35 p.m. A quorum wasn't present at this time but was expected.

315 Styer Road - Bohem Minor Subdivision

Rob and Sandy Bohem, and Jim Haigney of Commonwealth Engineers were in attendance. Mr. Bohem presented his plan to subdivide his 2.36 acre property into (2) 1+ acre lots. The existing parcel contains one dwelling and he's proposing a dwelling on Lot 2, single access to Styer Road using a shared driveway (with a 25' driveway easement), on-site septic, public water, although they're currently not using public water but the access is there and available. Mr. Bohem proposes storm water infiltration bed meeting 2-year storm regulations plus a detainage area for a 100-year storm, and a NPDES isn't needed as it's less than 1 acre.

Mr. Bohem advised there will be a driveway maintenance agreement on the Deeds that Lot 2 will be responsible for the portion of the driveway once past Lot 1; Lot 1 will maintain the portion from the roadway along Lot 1. The Planning Commission suggested a formal agreement be drawn and executed.

Jim Dewees moved, seconded by Sally Winterton, to accept the Plan for review by the Township's Consultants - Gilmore & Associates and ARRO. So moved.

Eagleview Corporate Center Lot # 1

Neal Fisher, Hankin Group, was in attendance to review outstanding Consultant comments for Eagleview Lot 1 Final Land Development Plan. Mr. Fisher assured the Commission that all outstanding comments contained in Gilmore & Associates' letter dated April 9, 2013 would be addressed to the Consultant's satisfaction.

(Derald Hay arrived.)

Mr. Fisher provided greater detail regarding the pump station for the proposed new construction on Lot 1, plus the pump station on Lot 1 serving several Eagleview properties as follows: there will be a lift pump station (2,000 gpd) for the Lot 1 building conveying the wastewater to the gravity feed line to the "Sierra Drive" pump station (27,000 gpd) located on Lot 1, which will serve Lots 1, Lots 10-11 (ViroPharma) and the Graco building (previously Halliburton). The new construction will be a "flex" building - office and warehouse space. If any of these buildings change tenants and industrial waste becomes a factor, adjustments would have to be made to the wastewater treatment measures.

Jim Dewees moved, seconded by Derald Hay, to recommend to the Board of Supervisors that Final Approval be granted. The Motion carried unanimously.

As an aside Mr. Fisher advised that there is rock on Lot 1 that may require blasting, and if that is the case, all neighbors will be notified in advance.

#### Digital/Electronic Signs

The Planning Commission was asked to review the Township's regulations regarding digital or electronic signs. After briefly reviewing existing ordinances, the Commission found no permission for digital or electronic signs (or billboards). Discussion followed, with a general consensus that the Commission is not in favor of these types of signs.

Hankin currently has several sign variance Applications before the Zoning Hearing Board. The Commission read the Notices for the Hearings, discussed the requests and crafted the following recommendations:

1. That Hankin provide evidence of the visual impact from various locations around the Township, both day and night (lighting), of the proposed signs along the Turnpike;
2. Assure no light infringement after a reasonable distance into neighboring residential areas;
3. Confirm that the sign/billboard is the required distance from Hickory Park;
4. Provide the number of signs/billboards to be located in both Uwchlan and Upper Uwchlan Townships for the Application involving property on the boundary. Is the project considered as being on one Lot between the 2 Townships or 2 separate Lots?

#### Approval of Minutes

Jim Dewees moved, seconded by John McTear, to approve as presented the minutes of the March 7, 2013 Planning Commission meeting. The Motion carried unanimously.

#### Open Session

No further comments offered.

Bob announced the next meeting is scheduled for May 9, 2013. The Commission will receive by May 2 the first draft of the updated Comprehensive Plan. Members are to begin individual review prior to the May 9 meeting.

#### Adjournment

Sally Winterton moved, seconded by John McTear, to adjourn at 8:47 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary