



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
October 9, 2014  
Minutes  
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Ken Engle  
MaryLou Lowrie, P.E. – Gilmore & Associates  
Gwen Jonik – Planning Commission Secretary

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

Akylas, LLC / CrossFit – Conditional Use Application

Scott Shellhamer, Applicant and Steve Hare, property owner, were in attendance. Mr. Shellhamer presented his Application seeking approval to use the existing rear building (warehouse) at 50 Senn Drive, in the Limited Industrial District (LI), for a CrossFit gym/fitness facility. No changes will be made to the building, no changes will be made to the access, more than 44 parking spaces are available. Soccer 360 and Dogtopia are operating in the front buildings but no one uses all of the parking spaces at all times. The building is served by on-lot septic, which will not be affected as Crossfit is a bare-bones type “gym”; there are no locker rooms, no showers, no amenities. Members workout for ½ – 1 hour and go home.

Joe Stoyack moved, seconded by Ken Engle, to recommend to the Board of Supervisors that they approve the Conditional Use. The Motion carried unanimously.

Frame Property – Toll Brothers -- Final Land Development Plan

Alyson Zarro, Esq., Riley Riper Hollin & Colagreco and Mike Downs, Toll Brothers, were in attendance. Ms. Zarro presented the Final Land Development Plan for the Frame Tract on Little Conestoga Road. She advised the Final Plan is a reiteration of the Preliminary Plan, showing 61 single family homes, 1 tot lot, and storm water management areas on the large parcel on the north side of Little Conestoga Road, the parcel on the south side of Little Conestoga Road, adjacent to Heather Hill will be dedicated to the Township / Municipal Authority for an upsized sanitary sewer pump station, and the Green Valley Road parcel will be divided into a 5-acre lot containing the farmstead, which will be sold, with the remainder of that parcel being open space dedicated to the Homeowners Association. There is no direct connection from the parcel with the homes to the open space on Green Valley Road.

Ms. Zarro advised they are working with all appropriate Agencies for permitting, i.e. the County Conservation District, PennDOT, etc.

Joe Stoyack moved, seconded by Ken Engle, to accept the submitted Final Plan for review by the Township Consultants. The Motion carried unanimously.

Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the minutes of the August 14, 2014 Planning Commission Meeting. The Motion carried unanimously.

### Open Session

Joe Stoyack advised that he had attended a September 29 meeting regarding the Brandywine Creek Greenway, which included discussion of the Struble Trail extension. He pushed for a trail around Marsh Creek State Park but learned that previous investigations have determined it will take at least \$1,000,000 to pile drive into bedrock at various sections. Another public meeting is scheduled for October 29.

A Joint Boards & Commissions Workshop will be held October 14. Bob and Sally plan to attend and will suggest coordination among all Boards/Commissions regarding installation of trail courtesies signs, directional signs, business signs, destinations, etc. along the trails to be constructed on Upland Farm and the connections into Eagle Village.

Bob Schoenberger advised the group of John McTear's resignation from the Commission; he is moving out of the state.

Bob announced the next scheduled Planning Commission meeting is November 13, 2014, 7:30 p.m.

### Adjournment

Sally Winterton moved to adjourn at 8:10 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary