



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
December 11, 2014  
Minutes  
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Chad Adams, Ken Engle, Jim Dewees (8:00)  
Josh Hagadorn, P.E. – Gilmore & Associates; Cary Vargo, Township Manager,  
Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m.

McKee Group – Introduction, Concept Plan – Fetters Property

Denise Yarnoff – Riley Riper Hollin & Colagreco; Dennis Glackin – Glackin, Thomas, Panzak; Mark McGonigal – McKee Group introduced a concept plan for an active adult community (55 years old +) for the Fetters Property on Milford Road. The adjacent Styer property may become part of this plan. Details provided this evening include: the due diligence process netted receipt of a bog turtle clearance letter and delineation of wetlands from the Army Corps of Engineers; proposing @ 450 units in a mix of detached single family homes, carriage homes (twins) and villas (3-4 attached) – 1700-2400 SF; community amenities include clubhouse, outdoor pool, billiards, bocce ball; trying to keep Township residents in the Township; natural features include open fields, stand of trees, stream, wetlands, wetland buffer area, outer riparian buffer (150'), some steep slopes 15-25% and an area of 25%+; on-site treated wastewater disposal via spray or drip with areas of good soils; R2 District with F1 overlay equates to 1-4 units/acre density; 2 entrances on Milford Road – one at the existing driveway and the other opposite Krauser Road; multi-use trail along Milford Road to Krauser, trails through the site and sidewalks on both sides of interior streets; wetlands to remain open space; 42% usable open space; most likely private streets; no real impact to the school district.

Further details were provided via answering Planning Commission members' questions: an HOA would maintain grass and buffer areas; they haven't yet engineered storm water management facilities, however rain garden and bio swale areas are 'reserved' for the time being; the wastewater would be treated at the Route 100 WWTF and returned for disposal (this development would trigger Phase III of the Route 100 WWTF); providing a cricket field hadn't been considered; swimming pool sizing hasn't been determined; bocce ball is popular; pricing begins high \$300K - mid \$400K; 2-car garages on all units; 28' wide streets with on-street parking available and can add guest parking at ends of streets; 450 units (2.9 units/acre); hoping to keep the homeowner association fee @ \$300/month; make sure trash/dumpster area is adequate and attractive; no interest in condos/apartments.

Denise Yarnoff advised that to achieve the density proposed on this property an ordinance amendment would be needed. Ms. Yarnoff hopes to provide a draft ordinance for the Commission's January meeting. Mr. McGonigal stated that if anyone was interested, he'd make arrangements for a tour of some of their other communities.

Planning Commission members offered the following comments:

1. suggested including a playground for when grandchildren visit;

2. not favoring an ordinance amendment – the F1 overlay provides for adequate density;
3. McKee should provide a comparison of a community using current ordinances and what they hope to achieve through an amendment;
4. The Planning Commission wouldn't want to restrict the entire parcel regarding 55+ but rather through Deeds, lot by lot.

#### Struble Trail Trailhead Improvement Plan

The basic difference between the current Struble Trail Trailhead Improvement conditional use and land development submission and the submission of last year is the comfort station has been deleted.

Sally Winterton moved, seconded by Ken Engle, to accept the Plan for review by the Township's consultants. The Motion carried unanimously.

#### Approval of Minutes

Jim Dewees moved, seconded by Ken Engle, to approve the minutes of the Planning Commission's November 20, 2014 meeting. A punctuation error in the second to last paragraph on the first page will be corrected. The Motion carried unanimously.

#### Open Session

Preparations are being made to light the flagpole at Fellowship Fields.

The Conditional Use Hearing regarding Toll Bros. not providing a continuous roadway through Ewing into West Vincent Township is scheduled for January 6, 2015.

Jim Dewees inquired of a public water extension for the few homes along Little Conestoga Road in the vicinity of the Frame Property. Cary Vargo advised that he's investigated this request and there are 6 homes not on public water. The estimated cost per home to extend the service is @ \$6,000.

Cary Vargo advised Plans have been received for the Sunoco Mariner East 1 Project, repurposing a pipeline to carry a different product, and construct a compressor station at the corner of Milford Road and Little Conestoga Road. The PUC states this is necessary for the public good and Sunoco doesn't have to go through the formal land development process; however Sunoco has submitted site plans and has stated they'll comply with our Ordinances. The Plans will be distributed to the Township consultants for review, discussed at the Planning Commission's January meeting, and the Planning Commission's comments will be submitted to Sunoco.

Bob Schoenberger announced the next Planning Commission meeting is scheduled for January 8, 2015 – 7:30 p.m.

#### Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 8:53 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary