

UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF SPECIAL MEETING
January 26, 2021

Due to the Covid-19 pandemic, this meeting was held virtually. Questions and comments from the public were received through typed submission in chat format.

The meeting was called to order at 7:30 p.m. by Chairman Bill Miller.

Present: Supervisors: Bill Miller, Mayme Baumann and Kim Doan; Township Manager Scott Greenly; Assistant Township Manager/Secretary Katie Churchill; Building & Zoning Official Tara Giordano; and Township Solicitor Mark Freed.

BUSINESS:

1. Hankin Group – Eagleview Town Center II – Conditional Use Decision

Mr. Freed explained that the Hankin Group appeared in front of the Board at a Conditional Use Hearing on December 14th and 15th. The complete Conditional Use Decision has been drafted and circulated to the Board with conditions for the approval in order to construct a second Town Center within the Eagleview Development consisting of 364 apartments to be constructed within 13 buildings, a 40,749 sq ft office building and an existing 35,895 sq ft office building located on a 41.62 acre property. Conditional Use approval was also required for a commercial building over 40,000 sq ft, a 20% reduction of the number of parking spaces, an increase of the height of the buildings from 35 ft to 56 ft and an extension of the 12 month construction requirement. Conditions include but are not limited to the following:

- No additional areas of land within the PCID zoning district designated for Town Center Use.
- Lot 56 on the Conditional Use Plan shall be deed restricted from becoming a residential use.
- The property is proposed to be developed in four phases with Phase 1 consisting of the 36-unit apartment building, the eight manor house apartment buildings and the 30-unit apartment building. Phase II consists of the 82-unit apartment building. Phase III being the office building and Phase IV includes the 128-unit apartments.
- Impact fees for the project shall be .35 per square foot for office/commercial space for traffic impact as well as .5 per square foot for fire and safety and \$350.00 per apartment pursuant to previous agreements between Hankin Group and the Township and shall be payable at each phase of the project.
- The 82 unit building as part of Phase II is proposed to be located 235 ft from the pipeline right of way. Reconfiguring the building shall be done in order to be constructed with the occupied area to be located 300 ft from the right of way.
- The proposed trail connection to the existing Town Center shall be paved and maintained by the Hankin Group. Construction of the trail shall commence during Phase I of the project.
- SEPTA stop with shelter to be constructed, location to be determined.
- Recreational facilities appropriate for seniors to be completed in Phase I
- All residential buildings shall be constructed to the LEED V4 silver standard, with the exception of the 30 unit apartment building, which shall be constructed to the PHIUS+ 2018 standard or newer.

Mr. Freed concluded that the applicant has a 7-day period to provide written approval of the decision to the Township, 30 days to file an appeal in the Court of Common Pleas of Chester County and if no appeal is filed in that timeframe the decision is considered final.

Mrs. Baumann made a motion to approve the Conditional Use Decision for Hankin Group – Eagleview Town Center II subject to the written decision, Mr. Miller, Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

There being no other business, Mr. Miller made a motion to adjourn the meeting at 7:40p.m. Mrs. Baumann seconded and the motion carried.

Respectfully submitted,

Kate Gillen