

PLANNING COMMISSION MINUTES OF REGULAR MEETING

APRIL 2, 2008

The meeting was called to order at 7:30 p.m. by Chairman Joe Ferry and the Pledge of Allegiance was recited.

Present: Joe Ferry, Frank Hogan, Charles Kalemjian, Sam Matthews, Nancy Kane, Richard Jordan and ex-officio member John Marbach.

Absent: Bill Flanagan

Also Present: Township Manager Doug Hanley, Zoning Officer/Building Inspector Tom Cooke and Township Engineer Ted Gacomis.

Minutes: Mr. Kalemjian made a motion to approve the minutes of March 5, 2008. Mr. Hogan seconded and the motion was carried.

Exton Tire - 561 W. Uwchlan Ave.: Land Development Plan

Jack Stewart, Builder, presented the Land Development Plan for the Exton Tire Company, which shows an 884 s.f. addition to the existing auto repair shop located at 561 W. Uwchlan Ave. The auto repair shop is not a permitted use so the property is non-conforming.

Mr. Stewart stated that Exton Tire will need 6 auto bays and a tire display area. The plan will not affect any plantings surrounding the existing building, and the Applicant will use the parking area provided. Hours of operation will be Monday-Friday, 7:30 a.m. - 7:00 p.m. and Saturday, 7:30 a.m. - 4:00 p.m.

The Applicant has received two reviews from E.B. Walsh; one dated March 14, 2008, the other March 31, 2008. Mr. Gacomis spoke briefly regarding changing 10 foot parking spaces to 9 foot and showing additional spaces "in reserve" if, and when it is determined that they are needed. Mr. Cooke noted that the Owner, Mr. Fay, has 30 years experience with this operation and probably knows how many parking spaces are needed.

Also discussed was the proposed widening of Route 113 and the possible need for more right-of-way. With this in mind, it was suggested that the new electrical service be installed far enough back from the right-of-way so it will not need to be moved at a later date.

Mrs. Kane asked what the building will look like. Mr. Stewart said the building basically will stay "as is" although the addition will have a glass showroom, which will be painted white and blue. A new roof will also be installed over the existing building.

Mr. Hanley questioned Mr. Fay as to what other uses may occur at this location? Rental of U-Haul vehicles? Mr. Fay answered, "No, none".

The Commission members had no other questions/concerns and advised the Applicant to come back with clean review letters next month.

Saxby's Coffee - Old Swiss Farm - Eagleview Blvd.: Discussion

Eric Kuhn, Developer, was present to discuss Orth Rodgers' review of the entrance off of Ruark Rd. to the proposed Saxby's Coffee. During the last meeting, the sketch plan discussion included an entrance/no exit off of Ruark Rd. Orth-Rodgers has suggested in their review letter of March 20, 2008 that the entrance be moved closer to Charlees Hamburgers and have full access; both in and out movements.

Mr. Gacomis stated that he believes either entrance will work, although the location Orth-Rodgers suggests does not benefit Saxby's Coffee, which has been the concern. Mr. Constantini, representing Charlees Hamburgers, said he has no problem with the original location. The Commission members all agreed that the original location seems to be the best, but the drive should be widened and include both in and out movements.

No motion was required. Applicant will return at a later date with a revised plan.

Hankin - Eagleview Crossing: Preliminary Land Development Plan

Neal Fisher presented the site modifications to The Hankin Group's proposal to develop a 38.2 acre tract of land located on the East side of Route 100 adjacent to the Pennsylvania Turnpike and Eagleview Blvd. The proposal shows a 5-story, 135 room hotel with an 80 seat restaurant, and a stand-alone restaurant with seating for 260 people.

There will be two accesses to the site within Uwchlan Township; both off of the existing jughandle configuration from Route 100 and one from Route 100 near Township Line Rd., which is in Upper Uwchlan Township and will consist of right-in and right-out.

The Applicant has received review letters from E.B. Walsh dated March 28, 2008; Gannett Fleming dated March 27, 2008; Orth-Rodgers dated December 24, 2007; Fire Marshal dated March 31, 2008 and Police dated March 20, 2008; all of which Mr. Fisher says will be discussed and worked out with the respective reviewers.

There was a brief discussion regarding stormwater retention facilities including a collection pond, as well as a decorative pond that will be located in the infield area of the jughandle.

The sewer connection for this property will be made through an extension of the main from 707 Eagleview Blvd. The main will be extended under Route 100 and then run North parallel to Route 100 to the site. Additionally, a decision will need to be made whether to include a sanitary sewer easement along the Turnpike side of this property. This decision hinges on what the

School District will do with their property off of Lionville Station Rd. There is a possibility that the Hankin property on Haywood Dr. could tie in with the District property.

No motion was required. Applicant will return at a later date.

ANNOUNCEMENTS:

1. 4/07 - Park & Recreation - 7:30 p.m.
2. 4/10 - Historical Commission - 7:30 p.m.
3. 4/14 - Board of Supervisors - 7:30 p.m.

Mr. Hanley explained that the last time the Township's Comprehensive Plan was updated was in the year 2000. Since the Township is required to update this every 10 years, he asked the Commission to start thinking about forming committees to work on this. It will take the better part of two years to complete the project.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:37 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper

