

**PLANNING COMMISSION**  
**MINUTES OF REGULAR MEETING**  
**AUGUST 6, 2008**

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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, Charles Kalemjian, Bill Flanagan, Nancy Kane, Richard Jordan and ex-officio member John Marbach.

Absent: Sam Matthews and Frank Hogan

Also Present: Township Manager Doug Hanley, Building Inspector/Zoning Officer Tom Cooke, Building/Zoning Secretary Tara Caputo and Township Engineer Dan Daley.

Minutes: Mr. Kalemjian made a motion to approve the minutes of July 2, 2008. Mr. Jordan seconded and the motion was carried.

Gottlieb - 30 N. Village Ave.: Preliminary/Final Land Development

Brian Kulakowsky of D.L. Howell presented the Land Development plan which would change the property at 30 N. Village Ave. that is currently a residential structure into a commercial use. Proposed is a chiropractic office which will have an entrance at the rear of the site, 8 parking spaces, underground stormwater management and a ramp for handicap entrance. A Zoning Hearing is scheduled for August 19, 2008 for three dimensional variances.

The Applicant has received review letters from E.B. Walsh dated August 4, 2008; Gannett Fleming dated July 22, 2008; Stanley Stubbe dated July 21, 2008; Police Department dated July 23, 2008 and Fire Marshal dated August 5, 2008. Applicant will comply with the items listed in the letters, but had the following questions:

1. E.B. Walsh - Comment #10, Page 2 - Where should they locate the shade tree?

Per Dan Daley, tree should be located by the three evergreens shown on the plan to the West of the parking area.

2. Is there a need for a Lionville Historic District street light on this property?

Since there are already some of these lights on this street, one light should be located as far South on the property as possible; close to the driveway. Mr. Daley indicated that the location shown on the plan is fine.

3. Stubbe - Lights to be turned off earlier than 11 p.m.

Lights being used are not bright since the light is directed downward and does not spread light out. Timer should be set to extinguish lights when employees leave.

Applicant has also addressed comments made in a letter from the Historical Commission dated June 24, 2008 with notes already added to the plan.

Commission members questioned whether the office will have an x-ray machine and whirlpool. Applicant answered "no".

Mrs. Kane made a motion to recommend approval for the Preliminary/Final Land Development plan contingent on variances being granted and compliance with all of the items listed in the above mentioned review letters. Mr. Flanagan seconded the motion.

The motion was amended to recommend the Supervisors waive Section 502.3 of the Subdivision Ordinance dealing with the widening of the 18 ft. cartway since there is no room or need to widen it. Mr. Jordan seconded the motion, which was carried unanimously.

#### Yu - Garrett Property - N. Pottstown Pike: Sketch Plan

No one was present.

#### Hankin - Eagleview - Lot #51: Final Subdivision

Neal Fisher presented the Final Subdivision Plan for approximately 45.9 acres fronting on both Rt. 100 and Eagleview Blvd., behind the Hankin office building. One of the lots, Lot #57, already has a 5-story office building on it. The remainder of the property will be divided into three other lots. There is no Land Development approval requested at this time although the plan shows typical buildings and parking as shown on the original Master Plan for that area. Full scale plans will be prepared and submitted with development of each of the lots.

The Applicant has received a clean review letter from E.B. Walsh dated July 24, 2008. There are no outstanding items requiring attention at this time.

Mr. Kalemjian made a motion to recommend approval for the Final Land Development plan for Lot #51, Eagleview contingent on the E.B. Walsh letter of July 24, 2008. Mr. Jordan seconded and the motion was carried.

#### Hankin - Eagleview Crossing: Final Land Development

Neal Fisher presented the Final Land Development plan 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.

The Applicant has received review letters from E.B. Walsh dated July 24, 2008; Gannett Fleming dated July 29, 2008; Stanley Stubbe dated July 28, 2008; Orth-Rodgers dated August 1, 2008;

Township Police dated July 22, 2008 and Fire Marshal dated August 5, 2008; and agreed to address all of the comments.

Applicant is still awaiting approval from PennDOT for the right-in, right-out access onto Route 100 in Upper Uwchlan Township, but does not anticipate any problems.

There was a brief discussion concerning sewer connection for this property and the property on Haywood Dr. owned by Hankin. Gannett Fleming has recommended that the proposed sewer for Eagleview Crossing be extended from Route 100, along the jughandle and through the easement to the Turnpike right-of-way. The sewer line should be installed when the Eagleview Crossing sewers are installed to avoid future disturbance of the property. Mr. Fisher agreed that the sewer should be installed in a way to disturb the Eagleview Crossing property as little as possible.

Also discussed was the need for additional signage along the drive aisle to prevent motorists from making a U-turn into the porte cochere, and whether shrubs located within the sanitary sewer easements will be permitted. It was decided that additional signage will be used and any shrubs that are disturbed during maintenance of the sewer will be Hankin's responsibility to replace.

Mr. Jordan made a motion to recommend approval of the Eagleview Crossing Final Land Development plan subject to the review letters listed above and payment of Impact Fees acceptable to the Township. Mr. Flanagan seconded the motion, which was carried.

ANNOUNCEMENTS:

1. 8/11 - Board of Supervisors - 7:30 p.m.
2. 8/19 - Zoning Hearing Board - Lasorda Decision, Variances - Gottlieb, 30 N. Village Ave. & Hankin - Eagleview, Lot #51 - 7:00 p.m.
3. 9/03 - Planning Commission - 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

Mr. Hanley announced that the Township has received a proposal to update the Township's Comprehensive Plan. Proposal is being reviewed by Township staff.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:08 p.m. Mr. Kalemjian seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper