

PLANNING COMMISSION MINUTES OF REGULAR MEETING AUGUST 5, 2009

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, Frank Hogan, Richard Jordan, and ex-officio member John Marbach.

Absent: Sam Matthews, Nancy Kane and Bill Flanagan

Also Present: Building/Zoning Officer Tom Cooke; Zoning Secretary Tara Caputo and Township Engineer Ted Gacomis.

Minutes: Mr. Kalemjian made a motion to approve the minutes of July 1, 2009. Mr. Hogan seconded and the motion was carried.

BUSINESS:

Downing Hills Church - 505 W. Uwchlan Ave.: Final Land Development Plan

Art Miller, a member of Downing Hills Church, presented the Final Land Development Plan to build a church on approximately 4 acres located at 505 W. Uwchlan Ave. The plan shows a 5,000 s.f. building with 71 parking spaces, two of them are handicap spaces. They have also provided additional right-of-way, approximately 6,000 s.f, that is needed to widen Route 113 if, and when, PennDOT does the widening to five lanes.

The Applicant has received review letters from E.B. Walsh, dated July 28, 2009; Gannett Fleming, dated June 17, 2009; Stan Stubbe, dated July 29, 2009; Jeff Stewart, dated August 3, 2009 and the Police Department, dated June 24, 2009, and has agreed to comply with all items. Mr. Kalemjian asked if the Impact fees have been worked out. Mr. Cooke explained that if the Applicant is willing to state that they are donating the right-of-way to the Township for the widening, the Township will accept that in lieu of the impact fees. Mr. Miller agreed and a note to that effect is on the plan.

Mr. Kalemjian made a motion to recommend Final Land Development approval for the Church subject to the additional right-of-way given to the Township and compliance with all items in the review letters listed above. Mr. Jordan seconded and the motion was carried.

Morphotek - 213, 215 & 217 Welsh Pool Rd.: Conditional Use Recommendation

Brendan Burke, Attorney for the Applicant, requested Conditional Use recommendation for a one-story, 60,000 s.f. building to be erected on 3 properties across the street from their current building after demolition of the 3 existing buildings. The properties will be merged to create one parcel with a total of 4.1 acres. The building will serve as their "pilot plant facility", a small scale manufacturing facility for injectable cancer drugs. All the drugs are non-toxic and no chemicals will be generated from the manufacturing process. A color-coded chart was displayed showing where the different areas in the building will be located, i.e. plant, laboratories, warehouse, and shipping/receiving.

The Conditional Use request is for any building over 40,000 s.f.

The Applicant has received review letters from E.B. Walsh, dated August 3, 2009; Gannett Fleming, dated July 21, 2009; Fire Marshal, dated August 3, 2009; Police Department dated July 20, 2009 and an e-mail from Orth Rodgers, dated July 30, 2009. The Applicant agreed to comply with all items.

Additionally, Mr. Holden, their Engineer, stated that there will be two entrances to the facility from Welsh Pool Rd. There currently is a driveway on this property that is shared with 219 Welsh Pool Rd. Morphotek has offered to create two separate driveways so no cross easement will be required, but has not heard back from the Owner of 219. If the Owner is not agreeable, the plan will proceed with the cross easement.

Mr. Jordan made a motion to recommend Conditional Use approval subject to compliance with the above review letters. Mr. Hogan seconded and the motion was carried.

Hankin Group - Town Center Senior Housing: Conditional Use Recommendation

Mr. Fisher and Mr. Guarini requested a Conditional Use recommendation for a 3-story, 50 unit senior/low income apartment dwelling and a 4-story building with 160 market rate units to be located on the property adjacent to the existing Potter building. The Potter building currently has a waiting list so there is a definite need for another low income building.

The Applicant has received review letters from E.B. Walsh, dated August 4, 2009; Gannett Fleming, dated July 30, 2009; Fire Marshal, dated August 3, 2009 and Police Department, dated July 22, 2009. Mr. Fisher stated that they will comply with the items in the Gannett Fleming letter and Fire Marshal's review, but needed to discuss the others.

Since this plan modifies the Master Plan for the whole Eagleview Town Center, a Conditional Use Hearing is required and is scheduled for August 10, 2009. The Commission members discussed the following:

Conditional Use:

1. Section 508.11(f) and 607.e(2)(c): A 20% reduction in the number of offstreet parking spaces in the Town Center.
2. Section 611.c: Conditional Use for any lots with a parking space count of over 200 spaces.
3. Sections 508.11.d(4) and 508.6.d(1): Amending the Town Center's approval to reflect the actual building height of 59.25' which controls the impervious coverage allowance for the site.

Zoning Modifications/Amendments:

1. Sections 508.11.d(5) and 508.11.e(2): For building lengths greater than 300' and 350' . The two proposed senior housing buildings are 305' and 365' in length.
2. Sections 508.11.d(4), 508.10.d(2) and 508.6.d(1): The Township has recommended an increase in impervious coverage in order to provide flexibility during land development.
3. Section 508.10.f(5) and 508.11.f: Modification to parking requirements for Elderly Units to reflect .5 spaces/unit for subsidized elderly apartment units and 2 spaces/unit for age restricted apartment units.
4. Section 508.10.a(3): An increase in the percentage of apartments within areas exclusively identified as residential uses within the PCID Zoning District from 50% to 58%.

There was a lengthy discussion regarding the parking requirements, particularly the 20% reduction in parking and whether the Hankin Group should be permitted to allocate 89 of the 320 spaces as "future" spaces. These would be shown on the plan as green space with the knowledge that if, sometime in the future, the Board of Supervisors decide that more parking is needed, they will be built. Mr. Fisher and Mr. Guarini believe that there is more than adequate parking provided.

There was a difference in opinion among the Planning Commission members regarding this issue, but a consensus was finally reached wherein some of the "future parking" spaces were made permanent.

Mr. Ferry made a motion to recommend approval for the Conditional Uses contingent on compliance with the items in the above listed review letters, 30 parking spaces that are shown in reserve closest to the market rate building will be constructed at the time of construction of the building, the remainder of the "future parking" be held in reserve in case needed at a later date, and the zoning modifications requested above are granted. Mr. Jordan seconded and the motion was carried.

Alternative Energy Draft Ordinance: Discussion

The Commission members were given the drafted Ordinance along with comments from the Township Solicitor. They will review the draft and discuss at a future meeting.

ANNOUNCEMENTS:

1. 08/10 - Board of Supervisors Regular Meeting & Conditional Use Hearings for Morphotek and Hankin Group Senior Housing - 7:30 p.m.
2. 08/19 - Zoning Hearing Board - 707 Dover Court Place - Shed Variance - 7:00 p.m.

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 8:50 p.m. Mr. Hogan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper