

PLANNING COMMISSION

MINUTES OF REGULAR MEETING

DECEMBER 3, 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, Charles Kalemjian, Sam Matthews, Bill Flanagan, Richard Jordan, Nancy Kane and ex-officio member John Marbach.

Absent: Frank Hogan

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

Minutes: Mr. Kalemjian asked that the minutes of November 5, 2008 be amended to reflect that he arrived late. Mr. Jordan made a motion to approve the amended minutes. Mr. Flanagan seconded and the motion was carried.

Moser Builders/Rossi Property: Final Subdivision & Land Development Plan

Dave Renschler of Commonwealth Engineers presented the Subdivision & Land Development Plan for the rear residential portion of the Rossi property, which shows 25 lots for single family homes accessible through the Windham Dr. cul-de-sac. In the future, there may be an extension of Windham Dr. through the Rossi commercial property to W. Devon Dr., which is shown on this plan as a cul-de-sac extended only to the commercial zoning line/lot line of the Rossi property.

The Applicant has received review letters from E.B. Walsh dated November 24, 2008; Gannett Fleming dated November 25, 2008; Police Department dated November 25, 2008; Fire Marshal dated November 24, 2008 and an e-mail correspondence from Dean Kaiser of Orth-Rodgers dated December 1, 2008. Applicant has no problem complying with any of the items and has agreed to all Impact Fees associated with this development.

Mr. Kalemjian made the following requests:

1. Trees placed along the border where property meets with the commercial zoned Rossi property. Mr. Renschler agreed that this shouldn't be a problem.
2. Types of trees to be placed on individual lots as street trees to be outlined on the plan. Applicant agreed.
3. There is a contradiction on the plan where it says trees will be placed in right-of-way. This needs to be corrected to read, "outside of right-of-way". Applicant will work with the Township on this item.
4. Individual light posts and mailboxes to be placed in front of each house near the driveway outside of right-of-way. Applicant agreed.
5. Curb and sidewalk to end at beginning of cul-de-sac bulb. Applicant agreed.
6. Reflective devices to be installed at end of cul-de-sac to be agreed upon in field.

The Commission briefly discussed the Police recommendation for three-way stop signs at both intersections within the development. Orth-Rodgers' e-mail agreed that the intersection near the Open Space plot could be an all-way stop but recommended that the other intersection have a single stop for the Loop approach. Mr. Renschler accepted Orth-Rodgers' recommendation.

Also discussed was whether there would be signage at the cul-de-sac where the property abuts the Rossi commercial property. Mr. Moser originally agreed that individual deeds will have a note stating that there is a possibility that the road may be extended through to W. Devon Dr. There will also be a sign in the Sales trailer stating same. This was agreed to by the Board of Supervisors at their July 14, 2008 meeting.

Mr. Kalemjian made a motion to recommend approval for the Preliminary/Final Subdivision & Land Development Plan contingent on all the review letters mentioned above, additional trees placed along property where it meets with the commercial property, types of trees used as street trees to be noted on plan, mailboxes and lamp posts on each lot near the driveway, agreement to pay the related Impact Fees, note in individual deeds stating that cul-de-sac may be extended with signage stating same in Sales trailer, and that the curb and sidewalk stops at the bulb of this cul-de-sac. Mrs. Kane seconded and the motion was carried.

A T & T - 321 W. Uwchlan Ave.: Presentation on Cell Tower Changes

Jeffrey Ernico, Attorney for A T & T, discussed the proposed changes to the property at 321 W. Uwchlan Ave. where a mini-storage business is located. A T & T has since placed a tower on the flagpole on this property. Although the tower lies in E. Caln Township, the plan shows an equipment building being built in Uwchlan Township.

Mr. Cooke explained that this property was originally zoned residential but was changed for the mini-storage use only with the stipulation that if any changes are needed, the Applicant is required to appear before the Board for approval to amend the Conditional Use Order.

The Commission briefly discussed security of the building, appearance of the structure and frequency of employee visits to the building.

Mr. Matthews made a motion to recommend approval for the change to the Conditional Use Order. Mr. Flanagan seconded and the motion was carried.

ANNOUNCEMENTS:

1. 12/08 - Board of Supervisors - Regular Meeting - 7:30 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:03 p.m. Mr. Flanagan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper