

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES JULY 2007

JULY 11, 2007

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, Bill MacLaughlin, Sam Matthews, Bill Flanagan, Charles Kalemjian, Frank Hogan, Nancy Kane and ex-officio members Richard Jordan and John Marbach.

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

Minutes: Mr. Kalemjian made a motion to approve the minutes of June 11, 2007. Mrs. Kane seconded and the motion was carried.

Morphotek - 210 Welsh Pool Rd.: Addition/Land Development Plan

Carl Holden of Arcus Design and Justin Ruby of Mainstay Engineering, presented the sketch plan showing a 19,000 s.f. addition to the existing 41,000 s.f. building located on Welsh Pool Rd. The addition will be done in Phases, with the first phase being 15,000 s.f. with additional parking. A retention basin will be located under the new parking and will handle any water sheeting off the roof of the new addition and be discharged out the back of the property into the adjacent wooded area.

The Commission members were interested in the type of work being done at this location.

Morphotek representatives, Rod Dausch and Tom Apple explained that Morphotek is a biopharmaceutical company involved in pre-clinical and clinical trials of cancer medications. They currently have 50 employees and have leased property at this location since 2002. They recently were bought by a Japanese company that would like to expand their R & D capabilities. No manufacturing is done on site, and any hazardous waste is hauled off site.

Mr. Holden asked for relief from the number of parking spaces required. The Commission informed him that the Applicant would need to apply for Conditional Use relief.

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

Hankin - Eagleview Town Center Condos/Hotel: Sketch

Neal Fisher from Hankin presented the new sketch plan for Eagleview Town Center showing a 72 unit condominium building with community center and a 98 unit hotel with small pub. The Hankin Group withdrew their original plan in June after several concerns were raised, one of which was regarding the height of the proposed building along Wharton Blvd.

The current proposal shows a 4-story residential condo building with garage space underneath. The hotel will not have any banquet facilities and will cater to visitors to the area businesses/corporations.

Concerns were raised as to whether there is enough parking available and if there will be any problems related to emergency access. Mr. Fisher said the Hankin Group will be doing a shared parking analysis and will address any concerns regarding emergency access.

No decision was required.

The Commission welcomed newly appointed ex-officio member John Marbach.

Target: Preliminary Plan

Tim Townes presented the preliminary plan for the construction of a Target store with two restaurants to be located on pad sites on the southwest corner of Eagleview Blvd. and Dowlin Forge Rd. A Conditional Use Hearing was held and a Decision & Order issued in May 2007. Total acreage for this parcel is approximately 18 acres and includes the following:

- Lot immediately adjacent to Giant Shopping Center - approx. 1 acre - Lot #3 - will have the Applebee's built there
- Lot #1 - Target
- Lot #2 - corner of intersection of Dowlin Forge Rd. & Eagleview Blvd. - will have Panera restaurant
- Lot #4 - To Township (1.472 acres)

This parcel will be annexed to the Township as park land, which will be adjacent to the Windham development. Road improvements include the addition of a decel lane from Dowlin Forge Rd., a dedicated right turn lane out of the site onto Dowlin Forge Rd., a dedicated left hand turn lane into the site from Dowlin Forge Rd. and a left turn stacking lane heading west bound on Dowlin Forge Rd. Eagleview Blvd. will be widened with a right turn in and right turn out only from the driveway. There will be no circulation of traffic behind the Target store. Also, Dowlin

Forge Rd. will be resurfaced from Chick-Fil-A to the end of this property as well as along Eagleview Blvd. from Mukalian Dr. to Ruark Rd.

Parking will meet Ordinance regulations with some reserved parking, which will be graded and then covered with grass.

Stormwater will be controlled by the existing basin and five infiltration beds. Commonwealth Engineers will be taking calculations and reconfigure the existing basin by increasing the berm and volume of that basin. Percs have been performed and look favorable. Site will be serviced by public sewer and water.

Mr. Townes also reported that since the property is located within the Greater Lionville Plan area, the special fixtures will be installed, and some existing sidewalk walking path relocated.

A document which covers snow removal and maintenance of the property is in draft form and will be made available to the Township Solicitor for his review.

The Landscape Plan shows landscaped islands throughout the parking area and a berm to the rear of the Target store, which will serve as a screen between Target and the Windham development. The berm varies in height between 16 ft. and 8 ft. Ten foot trees will be located along the berm, and a fence erected along the property line. The entire site will be irrigated where planted.

The Applicant has received some review letters that are lengthy. Mr. Townes will be addressing them as he revises the plan. He did question Mr. Stubbe's recommendation to keep lights out of the island areas. The Plan shows lights placed within the landscaped islands. The Planning Commission agreed that the lights should be located within the islands, not in a parking space.

The Commission members questioned where the "staging area" during construction will be located. Mr. Townes said the entrance will be off of Dowlin Forge Rd. Targeted opening date is September 2008.

Ken Levine, Attorney representing the Windham Homeowners Association, presented the Commission with correspondence regarding concerns for two Conditions outlined in the Conditional Use Decision, and briefly discussed them.

1. Fence along property line - Location of the fence along the property line will have a detrimental affect on the adjoining property owners' enjoyment

of their property because they will have to look at a white vinyl fence. They requested the Conditional Use be amended to show the fence located at the bottom of Target's side of the landscaped berm.

Mr. Townes said he would check with the Applicant, but does not think they would be opposed to making this change. However, the change would require amending the Conditional Use Order by the Board of Supervisors.

2. Trees on top of berm - Homeowners feel that the number of trees proposed will not effectively screen the property and asked for supplemental plantings.

Township staff and Engineer explained that it is hard to envision the trees creating an effective screen, but the number of trees proposed will work. The addition of any more would be counterproductive since trees crowded too closely will kill each other.

Also present at the meeting were the following homeowners:

1. Michelle Mazza, 224 Windham Dr.
2. Alon Ben-Shmael, 222 Windham Dr.
3. Peter Jamnicky, 201 Scott Dr.
4. Kathy McQueen, 218 Windham Dr.

No recommendation was given at this. Mr. Townes will return with revised plans for the August 1st meeting.

ANNOUNCEMENTS:

1. 7/25 - Zoning Hearing Board - 7:00 p.m. - 202 Allen Dr. - Variance Decision
2. 8/01 - Planning Commission Meeting - 7:30 p.m.
3. 8/04 - Park & Recreation Meeting - 7:30 p.m. - Cancelled
4. 8/08 - Historical Commission Meeting - Cancelled
5. 8/20 - Board of Supervisors - 7:30 p.m. - Conditional Use Hearing - Hankin Town Center Condos/Hotel

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

Joe Ferry commended the Township for the work done for Community Day.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 9:10 p.m. Mr. Flanagan seconded and the motion was carried.