

PLANNING COMMISSION

MINUTES OF REGULAR MEETING

JULY 1, 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, Bill Flanagan, Charles Kalemjian, Frank Hogan, Nancy Kane and ex-officio member John Marbach.

Absent: Sam Matthews and Richard Jordan

Also Present: Township Manager Doug Hanley, 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 February 4, 2009. Mrs. Kane seconded and the motion was carried.

BUSINESS:

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

Art Miller, a member of Downing Hills Church, presented the revised plan to build a church on approximately 4 acres located at 505 W. Uwchlan Ave. The previous three-phased plan has been pared down to show one 5,000 s.f. building. The building will be one large room that will be divided by a curtain into the "congregation area" and a multi-purpose room. There will be a total of 71 parking spaces, two of them are Handicap spaces. There are currently no plans to run a day care.

The Applicant has received review letters from E.B. Walsh dated June 23, 2009; Gannett Fleming dated June 17, 2009, Township Sewer Department dated June 22, 2009 and Uwchlan Police dated June 24, 2009. Jerry Miller, Engineer for the Church, stated that they are willing to comply with most of the comments in the review letters and will revise the plans as requested. They are also currently developing a lighting and landscape plan.

The Applicant has requested waivers for the following:

1. Fiscal Impact Study
2. Environmental Impact Study
3. Granting right-of-way along Rt. 113

The Applicant will sit down with Township staff and Engineer to discuss these items.

There was a brief discussion concerning the General Comments in the E.B. Walsh letter as well as the grade of the driveway. Mr. Miller stated that the plans will be revised to reflect the comments.

Mr. Nicholl, 78 Woodland Dr., voiced the following concerns:

1. Run-off - he already has a problem and feels that the parking lot will add to it.

Mr. Gacomis stated that Mr. Nicholl will probably see less of a problem since the parking lot will be curbed with water going into a collection system (swale) and then on to the storm basin, which will outlet below Mr. Nicholl's property.

2. Water pressure - the pressure in this area is very low and this plan will make it worse.

Mr. Gacomis noted that due to the use of the property, there should be minimal water usage. Also, if Aqua PA states that they can service a property, the Township has no recourse.

3. Existing tree line - he is worried that there will be no screening.

Mr. Gacomis assured him that screening is required and will be shown on the forthcoming landscape plan.

Mr. Nicholl also asked if there will be a security fence. Mr. Gacomis stated that this is not a requirement but will be determined once the Township receives and has a chance to look at the landscape plan. He asked the Applicant to show the Nicholl residence on both the lighting and landscape plan.

They will return at a later date with revised plans as well as a lighting and landscape plan.

Morphotek - 213, 215 & 217 Welsh Pool Rd.: Sketch Plan

Brendan Burke, Attorney for the Applicant, presented the sketch plan 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 combined into 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.

The Land Development Plan does require a Conditional Use Hearing for a building over 40,000 s.f. in area, which will be scheduled at a later date.

Dr. Sass, of Morphotek, explained the future needs of the company. The proposed facility will serve as a bridge facility between early research and development of the drugs, and delivery of the drugs to clinic trials. Carl Holden, Engineer, added that the bulk of the building will be made up of flexible space, mostly laboratories and offices.

There will be 142 parking spaces along the Western and Northern sides and a loading area with two bays located to the rear of the facility. Generators and condensers will be hidden at the rear of the building, and existing storm water management, located on the Northern side of the site, will be supplemented. Site will be serviced by public sewer and water.

Mr. Marbach asked if the Applicant anticipates outgrowing this building. Dr. Sass stated that there will be no need to expand this facility; that a commercial facility may be built elsewhere if the drugs prove to be successful.

Discussed briefly was the regulation and inspections performed by the FDA and how the air filtration system will work.

Mr. Kalemjian questioned whether an environmental study had been done on the property. Chester County Conservation and DEP have looked at the property, and some remediation has taken place. When soil is moved around during site excavation, the Applicant will remove any contaminants.

The Applicant will return in August requesting recommendation for Conditional Use.

Hankin Group: Additional Town Center Apartments Discussion

Mr. Guarini and Mr. Fisher, presented the sketch plan showing a three-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 market rate building will include many amenities including housecleaning services, dining and an indoor pool, and be age-restricted. Rent of these units will range from \$2100/mo. to \$3000/mo.

The Planning Commission's main concern was for parking. Based on similar facilities in the area, Mr. Fisher anticipates .5 parking spaces/unit for the rent controlled buildings and 1.75 spaces/unit for the market rate units. Mr. Kalemjian foresees the market rate residents over-running the parking allowed for the low income residents, since many of them will have 2 cars/unit.

The Commission agreed with the plan conceptually and suggested the Hankin Group move forward. They will return in August to request a Conditional Use recommendation.

Alternative Energy Draft Ordinance: Discussion

This drafted Ordinance outlines the specifics related to the construction of alternative energy systems within the Township.

The Commission briefly discussed windmills, screening of solar panels, whether the panels should be allowed to be placed on the ground and under what circumstances, and whether there should be surge protectors in place.

The Commission members will read over the Ordinance and comments will be given at the next meeting.

ANNOUNCEMENTS:

1. 7/09 - Historical Commission @ Cadwalader House - 7:30 p.m.
2. 7/13 - Board of Supervisors - 7:30 p.m.

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 9:24 p.m. Mr. Hogan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper