

# PLANNING COMMISSION MINUTES OF REGULAR MEETING

**JUNE 4, 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, Bill Flanagan, Frank Hogan, Sam Matthews, Charles Kalemjian and Richard Jordan.

Absent: Nancy Kane and ex-officio member John Marbach.

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

Minutes: Mr. Kalemjian made a motion to approve the minutes of May 7, 2008. Mr. Matthews seconded and the motion was carried.

30 N. Village Ave. - Sketch Plan - Proposal to Take a Residential Structure and Make it into a Commercial Use:

Joe Russella of D.L. Howell presented the sketch 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, 10 parking spaces, underground stormwater management and a ramp for handicap entrance. The Applicant, Dr. Gottlieb, plans to remove the existing garage and a Maple tree near the proposed driveway. No major exterior changes are planned. He will be meeting with the Historical Commission to discuss the garage removal as well as his plans for signage.

Dr. Gottlieb explained that he will employ 4 people, and hours of operation will be 9:00 a.m. - 6:15 p.m., 4 days a week. Saturday hours will be 9:00 a.m. - Noon.

Mr. Cooke asked what the setback amounts were for the driveway and parking. Mr. Russella noted that there is a 5 foot setback from the base of the curb to the property line for parking and a 2.7 foot setback for the driveway. He also mentioned that they may place a fence along this side.

Another option available is for the Applicant to contact the neighbors affected (those on the side of the driveway) and ask their permission to allow for a reduction of the side yard setback.

Since this property is the last property on N. Village Ave. and next to the Route 100 jughandle, Mr. Hanley questioned if the Applicant is aware of the jughandle changes planned in conjunction with the Vanguard project. He was not. Mr. Hanley briefly described that there will be a pedestrian walkway over Route 100 in the area of the current jughandle. Although the walkway will not encroach upon this property, it will affect the "view".

The Applicant was also informed that the Supervisors have visited this site and are concerned about the trees and will want to see a landscape plan.

Based on the information presented, this application will require the following variances:

1. Width of driveway
2. Location of driveway & parking, unless Applicant can reach mutual agreement with neighbors as discussed above.

The Commission members agreed that they have no concerns with the plan and instructed the Applicant to move forward.

#### Rossi- Route 113/W. Devon Dr.: Final Plan of Subdivision

Bob Worthington of Chester Valley Engineers presented the final simple subdivision plan for the Rossi property located on the corner of W. Devon Dr. and Route 113. The front property, approximately 19.5 acres is zoned commercial and will be retained by the Rossi family while the rear lot, approximately 23.4 acres is zoned residential.

The Applicant has complied with all of the comments from E.B. Walsh dated May 13, 2008.

Mr. Flanagan made a motion to recommend approval of the final simple 2-lot subdivision for the Rossi property. Mr. Jordan seconded and the motion was carried.

#### Moser/Rossi: Preliminary Plan of Subdivision

No one was present to discuss. The Township has received a letter granting an extension until September 15, 2008.

Mr. Cooke briefly described that the subdivision plan was on hold due to the fact that the location of a future connection of the residential portion of the Rossi property through to W. Devon Dr. was not on the plan. Reviews, although lengthy, have been completed regarding this plan.

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

Neal Fisher presented the Preliminary Land Development plan proposal 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 focus of the discussion was on the right-in, right-out access onto Route 100 in Upper Uwchlan Township. A meeting with PennDOT was recently held with Upper Uwchlan and Uwchlan staff in attendance. The access, originally planned close to the signalized intersection of Route 100 and Township Line Rd., has been moved approximately 240 feet South as a result of this meeting. PennDOT had suggested that the access be moved 240 feet from the intersection.

The following review letters have been received and Applicant has agreed to comply with all items:

1. E.B. Walsh dated May 30, 2008
2. Orth/Rodgers dated May 5, 2008
3. Gannett/Fleming dated May 28, 2008
4. Stanley Stubbe dated May 19, 2008
5. Fire Marshal dated May 30, 2008
6. Police dated May 20, 2008

Also, the Impact Fee issue has been resolved.

Mr. Cooke referenced a May 20<sup>th</sup> e-mail from PennDOT wherein they still have concerns regarding the Route 100 access located in Upper Uwchlan Township. He questioned why the Hankin Group is seeking preliminary approval for this plan while the location of the right-in, right-out could possibly be moved at PennDOT's request. If the access drive is moved farther South, it could impact on the design of the whole plan, and tonight's approval would mean nothing since the Applicant would be required to return for approval of the new, revised plan.

Mr. Guarini said that an approved plan helps them in marketing the site.

Mr. Flanagan stated that the Township approves preliminary plans all of the time with contingencies. If PennDOT requires the Hankin Group to relocate the accessway, the Hankin Group will have to return for approval of their revised plan showing the relocated access and the resulting impact on the rest of the plan.

Mr. Flanagan made a motion to recommend approval of the Preliminary Land Development plan for Eagleview Crossing contingent on compliance with all of the comments in the review letters listed above and with any comments PennDOT may have with regards to changing the location of the access drive onto Route 100 in Upper Uwchlan Township. Additionally, if any change is made, the Applicant must come back for approval of their revised plan when seeking Final Land Development approval. Mr. Matthews seconded and the motion was carried.

ANNOUNCEMENTS:

1. 6/09 - Board of Supervisors - 7:30 p.m.
2. 6/12 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 6/18 - Zoning Hearing Board - Sign Variances for Target, Old Village Plaza & Decision - Applebee's Restaurant - 7:00 p.m.

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 8:27 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper