



**UPPER UWCHLAN TOWNSHIP**  
Planning Commission Meeting  
May 11, 2017  
Minutes  
Approved

**In Attendance:**

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Bob Phillips, Joe Stoyack, Brett Hand, Jim Dewees (late arrival), Dave Leh, P.E. – Gilmore & Associates, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m. as a quorum was present.

**Gunner Properties – Conditional Use Application - Review**

Alyson Zarro, Esq. – Riley Riper Hollin & Colagreco, Fred Gunther, and Chase Gunther were in attendance. Ms. Zarro presented the Conditional Use Application for a seasonal, temporary, outdoor beer garden at 160 Park Road. The beer garden will be between the barn and the house, use a small area in the ground level of the barn for seating up to 40 people inside, using existing parking areas, Thursday thru Sunday, Noon to 11:00 PM, June through October 2017. A 'Brewers' liquor license has been obtained; the food truck has to be a specific distance from where the liquor is being served as required by the Brewers license; a portable bathroom will be used (not port-a-pottys); fencing along Park Road will delineate the Event area; and additional parking is available in the grass field to the west of the barn. The Township's consultants have reviewed and provided comments for the Use. A meeting is scheduled for Monday with the Mr. Gunther, Chief DeMarco, Cary Vargo and McMahon Associates to discuss traffic flow. The Conditional Use Hearing is scheduled for May 15, 2017.

In answer to Planning Commission members' and Dave Leh's questions:

They are not planning to use any tents;  
the only auxiliary lighting will be decorative, string lights;  
there are 30-33 parking spaces in the Lot on Park Road, additional parking in the Lot on Route 100, plus the field to the west of the barn;  
the food truck will be in front of the barn - there will be a different food truck every week;  
the beer is craft, micro-brewed beer;  
the restrooms are self-contained – 5 ladies, 5 mens, 1 ADA, and they're cleaned based on a certain number of uses;  
creating a 'Village' concept.

Sally Winterton moved, seconded by Joe Stoyack, to recommend that the Board of Supervisors proceed to hold the Public Hearing. The Motion carried unanimously.

**260 Sierra Drive L.P. – Conditional Use Application - Review**

Neal Fisher, Mike Malloy, Esq., Jason Kaiser - Essential Medical and Jack Purcell – Hankin, were in attendance. Mr. Fisher presented the Conditional Use Application for a manufacturing/product assembly use in an existing building at 260 Sierra Drive in Eagleview, within the Planned Industrial District. Manufacturing is allowed in this District through conditional use approval. The existing building is 81,000 SF. Essential Medical is currently assembling a

femoral artery closure device, of various sizes, in a small building in Malvern. The artery closure device is a plastic device that applies a material to close the femoral artery. The pieces arrive already manufactured and this is the assembly of the device, which is packaged and shipped out to their clients. The Township's consultants reviewed the Application and raised no objections.

In response to Planning Commission members' questions:

- There are no chemicals used in the assembly;
- There is a clean room as this is a sanitized device.

Joe Stoyack moved, seconded by Bob Phillips, to recommend that the Board of Supervisors proceed to hold the Public Hearing. The Motion carried unanimously.

#### Black Horse ELU, LLC – Conditional Use Application - Review

Adam Brower of E. B. Walsh presented the Conditional Use Application for the Jankowski Tract. The Plan had been reviewed by the Commission previously, as a sketch plan, and was modified in response to the Commission's comments. This Plan proposes construction of 55 single-family homes, related public improvements and a connector road between Milford Road/Font Road to Route 100. The Township's consultants reviewed the Plan and provided comments. The plans will be revised for the June 8 Planning Commission meeting and the Conditional Use Hearing is scheduled for June 19, 2017.

Discussion included the following:

1. A 28' wide road is proposed throughout the development. The through-road (connector) should be 32' wide but the interior road could be narrower. The through-road should be the same size as Garrison Drive (Windsor Ridge's entrance road, across Route 100) and the size that Milford Road will be, eventually.
2. There shouldn't be room for parking along the connector road; it should be curbed.
3. They'll indicate on the plan whether or not there are prohibitive slopes.
4. There is no easement for the electric service, so that will be relocated. The Applicant is talking with PECO and will also contact Columbia Gas regarding storm water measures.
5. Providing public sewer service to neighboring Carriage Drive was discussed as a possibility; is there a stub in the existing Milford Road extension that could be accessed?
6. The open space is for this development's residents; it was suggested that a crosswalk from the homes to the open field should be noted on the Plan.
7. There will be a deceleration lane on Route 100 southbound and a left-turn lane Route 100 northbound.
8. The interior roadway may be widened at the entrance off the connector road, as a boulevard design, then narrower throughout the homes. The Commission favored a boulevard entrance with a wide median, perhaps with plantings.
9. There is wetland to the south of the parcel. A trail could meander from the open space into the woods or it could remain meadowland. The Commission favored a trail through the woods – a wood-chipped trail, not paved. The trails in the northern area of the parcel would be paved, and the trail should be placed on the west side of Route 100, heading south toward Font Road, not crossing Route 100 to Garrison Drive, as that would not be safe.
10. The sanitary sewer treatment and disposal capacities are being discussed with the Municipal Authority.

### Draft Ordinance Review

The Commission revised a draft ordinance amending the Township Zoning Ordinance by adding definitions for medical marijuana, medical marijuana dispensary and medical marijuana grower/processor and amending C-1 and C-3 commercial districts to allow a dispensary as a by-right use, as well as amend the Limited Industrial and Planned Industrial districts to allow medical marijuana grower/processor as a by-right use. The State legalized medical marijuana in 2016 and highly regulates the growing, processing and dispensing activity. A person/business has to apply for and be granted a license from the State to conduct these activities. This draft Ordinance changes the zoning ordinances to allow for these activities in appropriate zoning districts. The draft Ordinance also includes the standards for the Keeping of Chickens as previously discussed and recommended for approval by the Commission.

Joe Stoyack moved, seconded by Brett Hand, to recommend approval of the Ordinance. The Motion carried unanimously.

### Approval of Minutes

Joe Stoyack moved, seconded by Bob Phillips, to approve as presented the minutes of the April 13, 2017 Planning Commission meeting. The Motion carried unanimously.

### Open Session

Joe Stoyack is the liaison for Upper Uwchlan Township to Wallace Township regarding the Marsh Lea Subdivision, which includes 21 new homes in Upper Uwchlan and 6 in Wallace. Mr. Stoyack reported that Wallace Township's Planning Commission met May 10 and they favor the following:

1. Upper Uwchlan taking dedication of the entire roadway throughout the development;
2. There should be "No Parking" signs along the open space, which is basically steep slopes;
3. The open space will be owned and maintained by the Homeowners Association;
4. They favor the trail easement between Lots 1 and 17 in Upper Uwchlan;
5. The Zelkova tree on the landscaping plan should be replaced with a native Pennsylvania tree, probably an Elm.

Sally Winterton commended Al Gaspari for quickly removing the clothing drop off box that appeared behind Bella a few weeks ago.

Brett Hand commented that Sunoco pipeline activity has started on the Shea property.

Bob Schoenberger announced that June 8 is the next scheduled Planning Commission meeting.

### Adjournment

Sally Winterton moved, seconded by Joe Stoyack, to adjourn the meeting at 8:39 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary