



Upper Uwchlan Township
Board of Supervisors Workshop
December 12, 2017
4:00 p.m.
Minutes
Approved

In attendance:

Kevin Kerr, Chair
Jamie Goncharoff, Vice-Chair
Guy Donatelli, Member
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager

John DeMarco, Police Chief
Gwen Jonik, Township Secretary
Sandy D'Amico, Supervisor-Elect
Matt Brown, Municipal Authority Administrator
Don Carlson, Municipal Authority Member

Kevin Kerr called the Workshop to order at 4:13 p.m.

Vantage Point at Chester Springs – Parcel 6C – Assisted Living

Alyson Zarro, Esq., of Riley Riper Hollin & Colagreco and Greg Stevens of Vantage Point were in attendance. Ms. Zarro reviewed the concept of a senior living facility for Byers Station Parcel 6C, the northeast corner of Byers Road and Graphite Mine Road. The initial Byers Station Land Development Plan received approval for 40,000 SF of commercial use for Parcel 6C. Vantage Point is proposing the addition to our zoning Ordinance of a “senior living use” to the Planned Residential Development zoning district (PRD), to classify it as a commercial use in that district. The senior living regulations would comply with the bulk and use regulations in zoning ordinance. The Township Planning Commission was comfortable with the Ordinance. Brandywine Conservancy questioned whether we wanted to limit this use to just 6C or did we want to allow the use anywhere else in the Township. Cary Vargo doesn’t believe there are other spaces in the Township that could meet the bulk and area requirements and where this use would be desirable. The Board favors the use and suggested the Solicitors revise the ordinance amendment to provide for the Use on only Parcel 6C.

Mr. Stevens advised they’ll propose a 126,000 SF facility – base floor is 40,000 SF -- 3 stories or 40’ height maximum - 100 units total for independent living (15 units), personal care, assisted living, memory care. Jamie Goncharoff was concerned with the height, unless it will blend into the village architecture. Mr. Stevens will look at the PRD and Conditional Use approvals, which might spell out the allowable height, and they’ll draft a rendering depicting the exterior.

Upattinas Adaptive Reuse Development

Don Carlson, Municipal Authority member and Matt Brown, Municipal Authority Administrator shared information regarding the Greenridge wastewater treatment plant capacities, and the proposed development of the Upattinas property, now known as the Open Community Corps Adaptive Reuse Development. The developer has proposed a non-traditional manner of sewage treatment for the proposed 18 condominiums on the property – each building will have an eco-flow cocoa filtering unit and septic tank, which will pre-treat the sewage before it flows to the Greenridge plant for disposal (18 EDUs, 185 gpd/EDU = 3330 gpd). ARRO contacted and toured 3 references using eco-flow systems and agrees that type of system is an option for this project. The cocoa media would have to be replaced every 10 years or so. The Authority suggests an escrow-type fund by the Developer for the initial replacement. There is disposal capacity only at the Greenridge plant.

The Adaptive Reuse of Historic Resources Ordinance does not allow for enlarging buildings except for minimal accessories, and exteriors can’t be modified unless it looks like the historic house and is subject to Conditional Use Approval. The Board appreciated the information from the Municipal Authority’s perspective.

PECO Green Region Grant – Introduction

Shanna Lodge advised the Supervisors that the Park & Recreation Board would like to submit an Application to PECO's Green Region Grant program seeking \$5,800 in matching funds for Upland Farms Park trail mapping and trail sign enhancements. The total cost of the project is estimated at \$11,600. The Township's \$5,800 is proposed in the 2018 Budget. The Board favors the project and will consider approving a Resolution at their December 18 meeting that authorizes the submission.

Ms. Lodge also advised that the Park and Recreation Board has updated the Field Use Policy. The fee schedule was removed as it is included in the Township Fee Schedule; the Policy was reviewed and received input from field users; the Policy was adjusted to be in concert with township Codes. The Board of Supervisors unanimously approved the "Park Facility and Field Use Policy" dated November 10, 2017.

Township Manager's Report

Cary Vargo reported that 7 of 10 rights-of-way and/or easements have been acquired for the Park Road Trail Phase IV project; the Black Horse ELU (Jankowski property) Conditional Use Decision & Order has been drafted for the Board's review and includes conditions that a proposed dog park will be owned/maintained by the Homeowners Association, and any references or inclusion of the adjacent parcel in West Vincent Township is removed.

Kevin Kerr announced the next Supervisors Workshop is scheduled for January 9, 2018.

Open Session

Fred Gunther displayed the overall concept plan for his commercial property at 160 Park Road, the property along Park Road between Pottstown Pike and Little Conestoga Road. This property will be developed over time, adding buildings and businesses, plenty of parking, landscaping. The beer garden was very successful this past summer and a shorter-term land development plan proposes an ordinance-compliant lit parking lot in the field (using pervious pavers) for controlled parking in the field, a vegetated buffer – a screened fence to keep the lights out of Waynebrook homes, and establishing a path between the current Park Road and Pottstown Pike parking lots for a total of 353 parking spots, and storm water management measures for now and the future. In time he envisions the current buildings housing a 160-seat restaurant, a bakery and a breakfast café.

Guy Donatelli advised Mr. Gunther to document the number of parking spaces and metes and bounds of the grass lot. Cary Vargo commented that Mr. Gunther had previously received favor with a proposed land development that included paved parking, ordinance-compliant lights and storm water management infrastructure. Mr. Gunther suggested the grass paver parking would be nicer to view in the off-season of the beer garden and the paved lot would be added as other buildings were added. The currently proposed storm water measure is an underground basin.

Guy Donatelli believes the beer garden will be even more successful in coming years and all parking areas should be paved.

Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 6:26 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary