



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

January 11, 2018

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Bob Phillips, Joe Stoyack, Jim Shrimp, Dave Leh, P.E. – Gilmore & Associates, Cary Vargo, Township Manager, Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:30 p.m. as a quorum was present.

Reorganization 2018

Bob Schoenberger asked Cary Vargo to conduct the nominations for Chair. Bob Phillips nominated Bob Schoenberger, Jim Shrimp seconded and by unanimous vote, Bob Schoenberger was elected Chair 2018.

Bob Schoenberger asked for nominations for Vice-Chair. Bob Schoenberger nominated Sally Winterton, Bob Phillips seconded and by unanimous vote, Sally Winterton was elected Vice-Chair 2018.

Joe Stoyack nominated Gwen Jonik for Planning Commission Secretary 2018. Bob Phillips seconded and by unanimous vote, Gwen Jonik was appointed Secretary 2018.

Struble Trail Trailhead Improvements

Skip Brion, Esq., representing Chester County Facilities & Parks, Dave Stauffer of Chester County Facilities & Parks and Nick Feola, Bursich Assocs. were present regarding the re-opening of the Conditional Use Application proposing the extension of the Struble Trail from the existing trail termination, to a crossing of Dorlan Mill Road, and continuing across the Shryock Property to Marsh Creek State Park. The existing trailhead and parking lot improvements had received conditional use approval in 2015. The approval of the trail continuing from the parking area and crossing of Dorlan Mill Road was tabled while the County and the Shryock property owner negotiated a greater easement for the trail. The County is proposing the continuation of the paved trail to Dorlan Mill Road, crossing the road, and a natural hiking, unimproved trail on the easement through the Shryock property. They will revise their Plans to satisfy the 4 comments contained in the Township consultants' comment letter regarding fencing along the trail easement and the utilities under the easement. The County would return for land development approval should they desire to pave the trail after crossing Dorlan Mill Road. The fence along both sides of the easement and markings will guide travelers across the Shryock property to the connection with Marsh Creek State Park.

The Shryock property owner, Mr. Shelton, made comment that there will continue to be trespassing on his property, and that the trail through the easement should be 10' wide, ADA-compliant, paved; there are steep slopes along the way that require zoning relief; bollards that make bicyclists dismount should be included at the road crossing.

Bob Schoenberger suggested no action be taken by the Planning Commission until the Township Engineer and several Planning Commission members walk the trail easement, to see

how it lays and would be travelled. Mr. Shelton agreed to the site visit and will accompany the attendees. Weather dependent, the site visit will occur in the next few days.

Mr. Brion confirmed the Planning Commission's recommendation is tabled until the site has been visited.

Senior Living Facility Ordinance

Alyson Zarro, Esq., was present to discuss an Ordinance amendment as a result of the concept of an assisted living facility on Byers Station Parcel 6C – the northeast corner of the Byers Road and Graphite Mine Road intersection. The ordinance amendment proposes adding the "Senior Living Facility" definition and Use to only the Planned Residential District (PRD), which has specific bulk and area requirements that would lend itself to this Use.

A Senior Living Facility definition is proposed as "A planned use designed to provide a range of senior housing options, specialized services, support and security, and any combination of levels of health care including independent living, assisted living, memory care, and long-term and short-term skilled nursing care together with an array of ancillary facilities intended to meet the social, recreational, cultural and religious needs of the residents."

This draft ordinance also limits within the PRD the percentage of total land area that can be used for commercial development and include one senior living facility.

Joe Stoyack moved, seconded by Sally Winterton, that the Planning Commission make a recommendation to the Board of Supervisors for approval of this Zoning Ordinance Amendment. The Motion carried unanimously.

Group Home Ordinance

Cary Vargo introduced an ordinance amendment to bring into compliance with the Federal Fair Housing Act the Township Code regarding group homes. This amendment adds the "group home" definition to be consistent with the Federal Fair Housing Act and permits group homes by-right in all residential zoning districts.

Joe Stoyack suggested including this definition and Use in the C1 and LI Districts. Cary Vargo checked our Codes and C1 does include some residential by-right uses. A group home in the LI District would be considered through the conditional use process.

The draft ordinance will be revised by the Township Solicitor and will be forwarded to the County Planning Commission for their review.

Approval of Minutes

Joe Stoyack moved, seconded by Bob Phillips, to approve as presented the October 12, 2017 Planning Commission meeting minutes. The Motion carried unanimously.

Open Session

Sally Winterton made comments regarding how nice the Eagle Professional Center buildings are looking with the new colors; the CVS clock needs to be fixed; and Park Road/Station Boulevard traffic signal timing.

Brett Boden made comment that a trail crossing on Dorlan Mill Road would be an improvement.

Sally Winterton asked of news regarding the former Stadium Grille space. Mr. Vargo advised there have been several interesting ideas but nothing solid.

Jeff Smith, a candidate for the current Planning Commission vacancy, was introduced and will proceed through the appointment process.

Bob Schoenberger announced that the next Planning Commission Meeting is scheduled for February 8, 2018.

Adjournment

Sally Winterton moved, seconded by Bob Phillips, to adjourn the meeting at 8:40 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary