



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
November 8, 2018
7:30 p.m.**

Packet Page #

I.	Call To Order	
II.	Subdivision / Land Development Ordinances, Zoning Ordinances General review of Township subdivision / land development and zoning ordinances. Discuss revising / updating in order to meet the goals of the Township's Comprehensive Plan.	2
III.	Approval of Minutes: September 13, 2018 Meeting	5
IV.	Open Session	
V.	Next Meeting Date: December 13, 2018 7:30 p.m.	
VI.	Adjournment	

July 30, 2018

stubbeconsultingllc@gmail.com

Ms. Gwen Jonik, Township Secretary

Upper Uwchlan Township

140 Pottstown Pike

Chester Springs, PA 19425

Subject: Proposed SALDO Revisions

Dear Gwen

In accordance with your recent request to document my concerns about the need for an ordinance update to protect the Township and its residents and visitors from unnecessary annoying and debilitating glare from irresponsible outdoor lighting, It is recommended the Upper Uwchlan Township SALDO be amended as follows, to deal with the glare threat that has accompanied the rapid introduction of LED lighting and almost complete reduction in the specification of the traditional sources, e.g., high pressure sodium and metal halide.

Unlike the traditional light sources, LED sources tend to have a so called "blue spike" in its spectral distribution that elicits a glare response from viewers. That glare response can range from annoying to downright intolerable, to blinding, and thereby adversely impact vision and create dangers to drivers and pedestrians. 3000K (degrees Kelvin) LED lamps have a considerable reduction in the "blue spike." The use of a correlated color temperature metric can be confusing to some because metal halide also has a CCT above 3000K , it but does not have the same glare impact.

The recommended revisions are as follows, with the added text in bold.

- 162-58.C.(2)(b) For lighting horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA "full-cutoff" criteria (no light output emitted above 90°, **and no more than 10% of lumen output emitted between 80° and 90°**, at any lateral angle around the fixture).
- 162-58.C.(2)(h) LED light sources shall have a correlated color temperature (CCT) that does not exceed 3000K degrees in commercial and industrial districts, and 2700K in residential districts and uses.**
- 162-58.C.(3)(o) Wall-mounted luminaires shall not be used to provide area lighting unless it can be demonstrated to the satisfaction of the Township, that pole-mounted lighting would not be possible.**

If there are questions, please do not hesitate to let me know.

Sincerely,

Stubbe Consulting LLC



C. Stanley Stubbe



MEMORANDUM

Date: November 5, 2018

To: Upper Uwchlan Township Planning Commission

From: David Leh, P.E.

cc: Cary Vargo – Township Manager
Gwen Jonik – Township Secretary

Reference: Suggested Subdivision & Land Development Ordinance Modifications

Planning Commission Members:

Below is several SALDO Sections which we would recommend you consider reviewing and possibly making modification to.

Subdivision / Land Development Ordinance

Section 162-9.B(1)(a) & 162-9.C(1)(b)- The plan shall be drawn on a scale of one inch equals 50 feet unless the average size of the proposed lots is in excess of five acres, in which case a scale of one inch equals 100 feet may be used. **Suggestion / Recommendation** - Most plans received meet or exceed (i.e.- plans are provided at a larger scale) this requirement. However, the way it is worded, the applicant technically needs a waiver if they do not provide a plan at exactly one inch equals 50 feet. At the other end of the spectrum, we would not want a plan at a scale of one inch equals 100 feet. We would recommend this section be revised to simply state: "Plans shall be drawn on a scale of one inch equals 50 feet or greater."

Section 162-9.B(1)(e) - The original drawing, and all submitted prints thereof, shall be made on sheets of 24 inches by 36 inches, or on sheets 30 inches by 42 inches if approved by the Township. **Suggestion / Recommendation** - This is an antiquated requirement. The current standard size is 30"x42". My recommendation would be to simply remove a sheet size requirement, but if we would like to leave on in place, go with 30"x42".

Section 162-9.B(2)(d)(4) - A preliminary proposed public water supply study, if the applicant proposes that the subdivision or land development be served by a public water system, prepared in accordance with Subsection G. **Suggestion / Recommendation** - We would recommend this be revised to simply state: "If the applicant proposes that the subdivision or land development be served by a public water system, the Applicant shall provide a "will Serve: letter from the proposed water provider" As any study and / or evaluation would be done by Aqua.

Section 162-39.E - All curbs shall conform to specification for Class A concrete, as specified by PennDOT, with a minimum compressive strength of 3,000 psi after 28 days. **Suggestion / Recommendation** - Change to 3,500 psi to be consistent with current standards.

Section 162-52 - Initial construction of any site shall consist of stripping and piling of topsoil from all areas planned to be disturbed. The area stripped shall be kept to a minimum. Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction. **Suggestion / Recommendation** - The construction of buildings and paved areas sometimes make it difficult to redistribute removed topsoil on site. We would recommend the last 2 sentences of this requirement be modified to state "Upon completion of construction, to the extent possible, the stripped topsoil shall be replaced on the site. The remaining topsoil may be transported offsite, but shall not be permitted to leave the Township".

Storm Water Management Ordinance

152-311.I.(2) - Fills. No fill shall be made which creates any exposed surfaces steeper in slope than three horizontal to one vertical, except where the fill is located so that settlement, sliding, or erosion will not result in property damage or be a hazard to adjoining property, streets, or buildings. A written statement is required from a civil engineer licensed by the Commonwealth of Pennsylvania having experience in soils engineering certifying that he has inspected the site and that any proposed deviation from the slope specified above should not endanger any property or result in property damage, and must be submitted to and approved by the Township Engineer. **Suggestion / Recommendation** - We would recommend this be simply revised to "No fill shall be made which creates any exposed surfaces steeper in slope than three horizontal to one vertical."

There may be additional ones, but this should be a good start. Please let me know if you have any questions or need anything further.



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
September 13, 2018
Minutes
DRAFT

In Attendance:

Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Bob Phillips, Chad Adams, Jim Shrimp, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, and Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:34 PM. A quorum was present.

Eagleview Corporate Center Lot 1B Maintenance Area
Revised Preliminary/Final Land Development Plan

Neal Fisher presented the revised plan, where the proposed maintenance area has been moved closer to the existing building instead of near the woods toward Hickory Park. A waiver is being requested from the tree replacement requirements for woodland disturbance. Landscaped buffer will be provided toward the trail and the maintenance area will be fenced.

Instead of fulfilling the tree replacement requirements, they will plant 9 shade trees, 55 evergreens (10' wide at mature size), and 24 shrubs. Planning Commission members would like more plants, to provide a better screen. Mr. Fisher offered to move the plantings from the back of the maintenance area to the front because it's wooded out back of this area.

Storm water will be handled by modifying the existing storm basin, which is located nearby.

Jim Dewees moved, seconded by Bob Phillips, to recommend Preliminary/Final Plan Approval and grant the waiver regarding tree replacement. The Motion carried unanimously.

Eagleview Corporate Center Lot 1C
Revised Final Land Development Plan

Neal Fisher presented a revised Final Land Development Plan for a proposed 113,000 SF flex building on Lot 1C, on Sierra Drive in the Eagleview Corporate Center. Preliminary Plan Approval had been granted by the Board of Supervisors in May 2018 and most of the consultants' comments at that time have been addressed. The waivers that were requested were addressed during Preliminary Plan Approval.

The porous paved trail will connect with the Pondview Way trail easement to the south/west, the trail will meander along the woods to the pump station, out the pump station driveway and along Sierra Drive to tie in with the existing trail to Hickory Park.

Mr. Fisher has met with Sheila Fleming of the Brandywine Conservancy regarding the proposed landscaping and plantings. A berm had been discussed but believed not necessary if the existing tree canopy remains, they'll fill in with evergreen plantings. Mr. Fisher suggested that Hankin will meet with Township Staff prior to planting, to confirm the placement.

Discussion regarding lighting included the Township's consultant suggested LED light fixtures and glare did was not an issue. The lights are at 20' high and full cut-off overnight so there shouldn't be a problem for the neighbors.

Sally Winterton moved, seconded by Jim Dewees, to recommend Final Plan Approval. Discussion included confirmation that there will be plantings on a berm (if necessary) and within existing trees. Steve McNaughton and Joanne McNaughton had prepared comments which were distributed to Commission members, Mr. Fisher, and Mike Malloy, Esq., regarding the lack of appropriate screening, noise pollution (nighttime) and light pollution from Eagleview Corporate Center Lot 1B, which abuts their property. They requested Lot 1C approval be denied at this time due to the plan not meeting the definition of 'effective screening'; they asked the Plan be modified to remove the trail easement along the common property line; and commented that issues remain and should be corrected from Lot 1B – light glare, noise, ineffective screening.

Several Commission members expressed concern with Lot 1B's screening and light glare. Mr. Fisher advised that the columnar-shaped trees from Lot 1B are not being proposed for Lot 1C, they are adding plantings on Lot 1B to address that issue, and while the lighting meets the Township ordinances, he'll investigate shields that may fit the light head.

Sally Winterton's Motion was amended to include that the Consultants be specifically asked to review again the Eagleview Lot 1C Plan regarding landscaping buffer / effective screening, light glare, and noise to avoid the issues from Lot 1B. The Commission asks Mr. Fisher report on the light shields prior to the Board of Supervisors considering Lot 1C's Plan for approval.

The Motion as amended carried with 4 in favor, 1 opposed (Deweese) and 1 abstention (Adams).

Villages at Byers Station – Parcel 5C – Lot #1 Residential

Alyson Zarro, Esq., representing Toll Brothers, advised that the Amended Final PRD Plan that was approved for the residential Lot of Parcel 5C showed lot lines around the townhouses and they are proposing elimination of those lot lines to instead have the footprint of the townhome unit serve as the lot line. This will allow for room to construct uniform-size (10') decks without encroaching into setbacks. The decks will be owned by the homeowner, the size will be uniform and restricted within the Declaration of Covenants with the Homeowners Association. Not all homes are going to include a deck initially and some might not ever buy a deck. John Thompson (Toll) advised the decks will be first-floor only.

Ms. Zarro advised the common areas, sidewalks, and driveways are Homeowners Association responsibilities. Each homeowner owns a strip along the home, for flowerbeds or whatever. The Declaration of Covenants contains the details. She advised that a public hearing will be necessary as this is a Planned Residential Development (PRD) plan amendment.

Sally Winterton moved, seconded by Jim Shrimp, to recommend the Board of Supervisors schedule a Public Hearing. The Motion carried with 4 in favor and 2 opposed (Winterton, Dewees).

Vantage Point Retirement Living (Byers Station Parcel 6C) Amended PRD Plan – Revised Plan

Alyson Zarro, Esq., and Greg Stevens, Vantage Point Senior Living, were in attendance to present a revised plan (dated August 13, 2018) for Parcel 6C, the northeast corner of the Graphite Mine Road / Byers Road intersection. The revised plan shows an updated access for the Butler House, a full access on Byers Road - which also serves as an emergency access along the back of the building. The Applicant will comply with the majority of the Consultants' comments.

Discussion included the following: the Byers Station HOA Board favors the revised driveway configuration; the existing Butler House driveway will become the trail from Byers Road and

connect with the Byers Station trail; instead of installing sidewalk along Graphite Mine Road due to storm water management measures, a berm will be created which will also buffer car headlights from the roadway; while the driveway to the Butler House traverses Township-owned and Byers Station HOA-owned properties, Vantage Point will be responsible for the ongoing maintenance; the Graphite Mine Road/Byers Road intersection traffic signal plan will be updated and may include left turn phasing if it meets PennDOT's standards; Staff shift changes occur at 7:00 AM, 3:00 PM, 11:00 PM; Mike Robinson approves of the revised driveway configuration but asks that it be straightened out as it joins his parking area; HVAC will be screened; trash will be screened by a wall/fence; lighting will be minimal along the Mews side of the property and will comply with ordinances in the parking areas and along roadways. The Applicant had provided proposed architectural elevations, one in green and one in red. To date, most have favored the red.

Ms. Zarro advised 2 easements will be required: one crossing the Township parcel through the spray field for the Butler House driveway and one over the HOA's parcel. The plans will be adjusted to include the appropriate easement language.

Jim Dewees moved, seconded by Sally Winterton, to recommend the Board of Supervisors consider approval of the Byers Station Parcel 6C Amended PRD Plan – Revised Plan as presented this evening. The Motion carried unanimously.

Approval of Minutes

Jim Shrimp moved, seconded by Chad Adams, to approve as presented the minutes from the July 12, 2018 Planning Commission meeting. The Motion carried unanimously.

Open Session

Sally Winterton commended Mike Robinson for the nice job renovating the exteriors of the EPC buildings on Little Conestoga Road to match the new building.

Jim Dewees inquired of the road and median work on Pennsylvania Drive and the completion of the trail crossing the stream at Reserve at Chester Springs.

Adjournment

All were in favor of adjournment at 9:46 PM.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary