



UPPER UWCHLAN TOWNSHIP

Planning Commission

Work Session

February 14, 2019

6:00 p.m.

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Chad Adams, Brett Hand, Jim Dewees, Jeff Smith, Al Gaspari, Township Codes Administrator, Gwen Jonik, Planning Commission Secretary

Invited guests from Brandywine Conservancy: Sheila Fleming, Stephanie Armprister, and Sarah Sharp

Bob Schoenberger called the Work Session to order at 6:14 p.m.

Ordinance Amendments – Discussion

The Planning Commission had previously decided that they would hold Work Sessions at 6:00 p.m. on the second Thursday of the month, as needed, in order to work on reviewing and updating Township Ordinances without taking time away from land development projects during their monthly meetings, which will begin at 7:00 p.m. on the second Thursday of the month.

The Brandywine Conservancy was asked to assist the Planning Commission with a variety of Ordinances, such as the adaptive reuse of historic resources, village design guidelines, etc. Sheila Fleming introduced Stephanie Armprister, a Senior Planner with the Conservancy's Land Conservation Team, who has a Masters in historic preservation planning and is experienced in historic preservation and land planning aspects. She also introduced Sarah Sharp, a Graduate Student who is interning with the Conservancy.

Al Gaspari was in attendance to continue the discussion of the Adaptive Reuse For Historic Preservation Ordinance, Township Code Section 200-72.1. Discussion included the following points:

1. By-right uses are allowed as within the underlying zoning district;
2. Restrict size limitation of additions to historic resources;
3. 200.72.1 first paragraph. When there's more than one building on a property with an historic resource, should the Ordinance address only the historic resource, and not include all of the structures on the property?

It was agreed that the first paragraph should be changed by removing the word "any", so that the Ordinance relates to only the main historic resource on the property, especially in residential districts, not all of the buildings on the tract, and accessory structures aren't to be included either.

It was agreed that the first paragraph should be changed to strike the "and/or" and include text that the Use has to be in keeping with the underlying zoning district uses, and must be for THE specific historic resource(s) listed on the Township's Historic Resource Inventory.

4. Removing all by-right aspects was discussed, which would then require each project to seek zoning relief or conditional use approval. A Zoning hearing is \$650 and requires burden of proof; conditional use hearings can become expensive, too. The intent of this Ordinance is to preserve structures without overburdening the property owner, and the use needs to be agreeable within the neighborhood.
5. Section 200-72.1.A. discussion included allowing multi-family uses in the C1, C2, C3 and LI districts but not in the R1, R2, R3 and R4. [200-72.1.A.(2)] Conditional use approval should be required for residential so neighbors have a chance to weigh in. Converting a single-family dwelling to multi-family would require some new code compliance items, such as sprinklers.
It was agreed to take multi-family dwellings out of Section 200-72.1.A.(2).
6. The Conditional Use Section is okay as-is with everyone.
7. Section 200-72.1.D.(1)(d) discussion included limiting the size of the structure that can be used in a home occupation Use in a historic resource and for accessory buildings because the historic resource shouldn't get lost. Perhaps determine a certain percentage of the original resource's square footage, or integrate the architecture with the structure.
It was agreed to change the word "may" to "shall" and to add to the end "... conditional use approval upon the recommendation of the Upper Uwchlan Township Historical Commission".

Stephanie noted that the Secretary of the Interior has criteria and standards for rehabilitation, which can assist with determining the size an accessory structure can be, without taking away from the significance of the historic structure. Historic 'significance' is determined by the integrity and condition of the structure. Tax relief and grants are available when using the Interior's standards. She'll provide samples of other local municipalities' adaptive reuse ordinances.

Tiny Houses

Al Gaspari advised that the current popularity of tiny houses isn't of concern. Our zoning is simple - one dwelling per parcel – a tiny house wouldn't be permitted as it would be a second dwelling.

Sign Ordinance [Township Code Sections 200-93 through 200-105]

Discussion included the following points:

1. The changes to the sign ordinance came about at the time Eagle Village was developing;
2. Many signs have to be too small and aren't easily seen at some speeds;
3. Current codes: freestanding signs aren't supposed to have anything below 8' and not higher than 12', but there are no width restrictions, or as businesses get added to a property, their sign is added below. Monument signs can't be higher than 5'.
4. We want businesses to be able to advertise their business;
5. backlit signs are okay
6. perhaps separate regulations for sign within the Village;
7. strike a balance with vehicle speed and visibility/legibility of the sign.
8. Electronic signs should be included in some areas. Poll the businesses to see how they'd feel about that. They'd be brighter, for better visibility.
9. Sign spotlights need to be shielded, to keep the bulbs from being seen.

Sheila will research neighboring municipalities' sign ordinances, for Village areas, highways, commercial and electronic signs.

Approval of Minutes

Sally Winterton moved, seconded by Jim Dewees, to approve as presented the minutes of the January 10, 2019 Planning Commission meeting. The Motion carried unanimously.

Open Session

No comments were offered.

Bob Schoenberger announced the next Planning Commission meeting: March 14, 2019. Ordinance work session beginning at 6:00 p.m.; if there are land development projects to review and discuss, the business meeting begins at 7:00 p.m.

Adjournment

Sally Winterton moved, seconded by Jeff Smith, to adjourn at 8:33 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary