



UPPER UWCHLAN TOWNSHIP

Planning Commission

March 14, 2019

6:00 p.m. – Work Session

7:00 p.m. – Meeting

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Chad Adams, Brett Hand, Jim Dewees, Jim Shrimp, Gwen Jonik, Planning Commission Secretary
Stephanie Armpriester and Sarah Sharp, Brandywine Conservancy

Bob Schoenberger called the Work Session to order at 6:04 p.m.

Ordinance Amendments - Discussion

Stephanie Armpriester and Sarah Sharp had familiarized themselves with the layout of Upper Uwchlan Township, its historic resource inventory and worked on the revisions agreed upon last month for the Adaptive Reuse of Historic Structures ordinance. They provided an assessment of Upper Uwchlan's historic resources and provided copies of Historic Resource Preservation ordinances from West Vincent Township, East Goshen Township, Manheim Township – Lancaster County, and Cumru Township – Berks County.

Discussion included:

1. A historic structure is noted as any structure 50 years and older.
2. They were impressed with the Class I and Class II resources in Upper Uwchlan and described the criteria for classification.
3. Last meeting's discussion included applying the adaptive reuse provisions to only the primary historic structure on a parcel. It is recommended that houses and accessory structures, such as barns, be included in the Adaptive Reuse ordinance; unsure about including springhouses -- how many springhouses are identified in the resource inventory.
4. Perhaps establish a minimum square footage for an accessory structure to be included;
5. Require all adaptive reuse through conditional use approval.
6. Within 200-72.1.A.(2) remove the text “ ... and D.(1) below”
7. Remove by-right multi-family
8. Assure landscape buffers protect the neighboring properties
9. Reviewed the other Township's ordinances and noted most are specific historic preservation ordinances or special overlays, some require design review, refer to Secretary of the Interior's standards.
10. Most other township's ordinances require conditional use approval for all adaptive reuse. Stephanie will draft a matrix from our historic resource inventory showing the types of resources and the zoning district locations.

Action item(s) for next month:

1. analyze the historic resources inventory to determine whether to require conditional use approval for all adaptive reuse or split commercial and residential.
2. Planning Commission members should review the other 4 Township's ordinances, circle the parts they like and strike the parts they don't.

The work session was adjourned 6:55 p.m.

Bob Schoenberger called the Planning Commission Meeting to order at 7:00 p.m.

Windsor Baptist Church – Preliminary Land Development Plan

Tom Ludgate, Ludgate Engineering presented the Preliminary Land Development Plan proposing an addition to the church building, to remove Kindergarten – 8th Grade classrooms out of the church building. They won't be adding additional staff or students, just taking them out of the church building. Current uses on the property include Church, a daycare, and K-8 School (Windsor Christian Academy). The plan includes: a slight modification to the parking lot; a new access road to the cemetery; relocation of the playground, with additional landscaping; remove the modular building, replace grass, and the area will become overflow parking.

Parking calculations: the 3 uses don't happen at the same time; there are 3 different parking calculations; the Church use (315 seats) parking needs are met today; School parking is met today;

School and daycare demands can be met today with minimal overflow parking needed. Typically funerals are scheduled for Saturdays but the School doesn't take up all the parking.

The relocated playground is 20' off the property line and additional landscaping buffer will be installed.

Most traffic flow is on Little Conestoga Road so the number of curb cuts on Park Road might be reduced.

Alignment of the Park Road driveway with Ticonderoga Boulevard will be considered in a future phase (Family Life Center).

Joe Stoyack moved, seconded by Jim Dewees, to accept the Plans for Consultants' review. The Motion carried unanimously.

Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the minutes of the Planning Commission's February 14, 2019 Work Session. The Motion carried unanimously.

Open Session

Chad Adams inquired of the status of the FedEx overnight noise matter. There's no update at this time.

Jim Dewees commented that it looks like construction has begun for the stream crossing in the Reserve at Chester Springs.

Chad Adams asked if The Stables would be open this year. There's no update at this time.

Adjournment

Joe Stoyack moved, seconded by Sally Winterton, to adjourn the Meeting at 7:24 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary