



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

February 13, 2020

7:00 p.m.

Minutes

Approved

LOCATION: Temporary Township Administration Office
415 Eagleview Boulevard, Suite 116, Exton PA 19341

In Attendance:

Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Joe Stoyack, Bob Davidson, Jim Shrimp, Brett Hand, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Assocs., Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:01 p.m. A quorum was present.

Byers Station Parcel 6C Final Amended PRD Plan – Vantage Point Retirement Living

Alyson Zarro, Esq., Greg Stevens of Vantage Point and Alex Barlow of DL Howell were in attendance. Ms. Zarro explained there's been minimal revision necessary since the Tentative Amended PRD Plan approval; they've been working on acquiring outside Agency approvals. A meeting was held early January with Township staff and consultants to discuss outstanding issues, of which the majority will be addressed, such as the driveway easement for the Butler House. The architecture of the main entrance had been revised to address the concerns of the Planning Commission and the Board of Supervisors. The port cochere is to be a gable roof according to the Tentative PRD Approval and the roofline above it is displayed as a gable or a hip roof. The Board of Supervisors likes the hip roof, as does the Applicant. There will be 3 signs for the property – one at the Byers Road entrance, one on the corner of Byers Road and Graphite Mine Road, and one at the Graphite Mine Road entrance. They'll be up-lit with linear LED, not spotlights, and will comply with Township regulations

Planning Commission members discussed:

1. whether left turn arrows are warranted for Graphite Mine Road traffic turning onto Byers Road, as traffic volume might have increased since the initial traffic study was done for this project.
2. some of the architectural design elements are not symmetrical. Greg Stevens noted it was designed that way to provide a little interest across the expanse.

Joe Stoyack moved, seconded by Sally Winterton, to recommend to the Board of Supervisors Final Amended PRD Plan Approval to the Plans as presented this evening. The Motion carried with six (6) in favor and one (1) opposed (Hand).

Ordinance Amendments

Discussion of amendments regarding residential uses in the C-1 and C-3 Commercial Districts and to a definition for "cultural facility" included: the "mixed use dwelling" use is to be allowed ONLY through conditional use in the C-1 and C-3 Districts, and residential uses should be prohibited in the base zoning of all non-residential districts, if it isn't already prohibited. The

definition for the term “cultural facility” was discussed, and the members decided on the following: “Cultural Facility”. A cultural facility is a building which has as its primary purpose the advancement and preservation of art, music, theater, dance, or any other arts or cultural discipline.”

Brett Hand moved, seconded by Joe Stoyack, to recommend that the “cultural facility” definition above be reviewed by the Township Solicitor and added to the Zoning Ordinance definitions. The Motion carried with six (6) in favor and one (1) opposed (Deweese).

The March Commission meeting may include the review of current outdoor storage tank regulations and parking. They'd like to encourage shared parking among businesses without requiring conditional use or special approval.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the January 9, 2020 Planning Commission meeting. The Motion carried unanimously.

Bob Schoenberger announced the Planning Commission's next meeting is March 12, 2020 at the temporary Township Office. Gwen Jonik noted the April meeting date, and the Office may be moving back to the renovated township building by then.

Open Session

There were no comments offered.

Adjournment

Jim Dewees moved, seconded by Sally Winterton, to adjourn the meeting at 8:13 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary