



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

September 10, 2020

7:00 p.m.

Minutes

Approved

LOCATION: This was a virtual meeting, held via Zoom audio/video conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Secretary for the link and password to join in the meeting.

In attendance:

Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Jim Dewees, Jim Shrimp, Chad Adams, Jeff Smith, Joe Stoyack, Mary Lou Lowrie – Gilmore & Associates, Chris Williams – McMahon Associates, Kathleen McCaig – Brandywine Conservancy, Tony Scheivert – Township Manager, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:02 p.m. A quorum was present. There were ten citizens in attendance.

Windsor Baptist Church – Final Land Development Plan

Phil Marks and Tom Ludgate attended to discuss the consultants' reviews of the final plan for the @ 8,600 SF building addition, for the Christian Academy's classrooms. Tom Ludgate advised that they've received approval of their E&S Plan (erosion and sedimentation) and that PaDEP determined a sewage planning module wasn't needed. They can comply with the technical items in the consultants' reviews but there are 2 items to discuss: the waiver from providing sidewalk along Park Road and the buffering at the southwest property line, abutting The Townes at Chester Springs. The Board of Supervisors denied the waiver from providing the sidewalk along Park Road during preliminary approval. This Plan includes that sidewalk, which will require a retaining wall at the corner of Park Road and Little Conestoga Road. Estimates for the retaining wall near 75,000. They request reconsideration of the waiver.

Discussion included: the sidewalk is necessary to Little Conestoga as increased traffic means an unsafe crossing at Ticonderoga (not signalized); the church's master plan does have driveway adjustments; delay construction of the sidewalk until toward the end of the project as the parsonage might get torn down, the corner regraded, and a retaining wall might not be needed.

The buffer along The Townes at Chester Springs was previously waived as there is no development planned there and the existing gravel parking area isn't changing either. They will provide buffering at the end of the new building addition.

Jim Dewees moved to recommend granting the waiver from providing the sidewalk along Park Road. Sally Winterton seconded. The Motion did not carry; three (3) in favor – Schoenberger, Winterton, Dewees; four (4) opposed – Stoyack, Shrimp, Smith, Adams.

Jeff Smith moved to recommend extending the waiver from providing the buffer along the Townes at Chester Springs as no changes are proposed to that area. Sally Winterton seconded and the Motion carried unanimously.

Jeff Smith recommended approval of the Final Plan, granting the buffer waiver as noted above, and conditioned on compliance with the remaining items in Gilmore & Associates' September 8, 2020 letter. Sally Winterton seconded and the Motion carried unanimously.

Eagleview Corporate Center UTI/Frontage Preliminary/Final Land Development Plan

Neal Fisher and Rick Stratton attended to introduce the Preliminary/Final Plan for modifications to the existing Universal Technical Institute (UTI) building. UTI has downsized, offering more training on-line and reduced their square footage. Frontage has an 80,000 SF building, which they'll continue to operate, plus move some of their office and labs into 73,000 SF of the UTI building. They'll share the front door. Proposed are modifications to the loading docks on the Turnpike side of the building, re-grading to raise for a 4' high dock, add a sewer lateral to the connect with the existing lateral which goes to the Eagleview Sewer Plant in Uwchlan Township. Also proposed is an outdoor storage area, if the Board approves amending the outdoor storage tank ordinance, and a self-contained diesel-powered generator. A citizen questioned if generator fuel was allowed.

Chad Adams moved, seconded by Jim Shrimp, to accept the Plan for consultants' review. Neal Fisher noted the exterior tanks are proposed only if the Board amends the outdoor storage tank ordinance. The Motion carried unanimously.

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the August 13, 2020 Planning Commission meeting. The Motion carried unanimously.

Bob Schoenberger stated the next scheduled meeting is October 8, 2020, 7:00 PM. Some members would like to hold the meeting in-person. Whether meeting in-person or virtual will be determined and posted on the website.

Open Session

Sally Winterton commented that at the Joint Boards & Commissions meeting earlier this week, the Board asked the Planning Commission to look at what types of businesses are permitted in industrial districts, are there any that shouldn't be permitted now, are there any that could be added. Technology can make it easier for businesses to operate in smaller buildings; sometimes that's a positive thing, sometimes a negative. Tony Scheivert noted that we need to be thoughtful of the interaction between the industrial lots and residential, allow for compatible uses; define uses by-right, requiring conditional use, special exception. Citizens commented on how Eagleview was 30 years ago; what is the definition of "light manufacturing", enforce zoning regulations such as landscaping/buffering, etc.

Jim Dewees questioned the status of the bridge for the stream crossing at the Reserve at Chester Springs. Gwen Jonik advised the bridge is on the punch list for completion by Toll Brothers.

Joe Stoyack asked the status of discussions with PennDOT regarding swapping Graphite Mine Road and Pottstown Pike, now that Pottstown Pike has been resurfaced. Tony Scheivert will follow up.

Sally Winterton noted that the new business owner of the Eagle Tavern, Bloom Southern Kitchen, has proposed decorative changes to the exterior of the building, in the form of murals of flowers painted on the sides of the building and potential relocation of the eagle. The proposed changes are receiving mixed reviews from the public.

Sally Winterton also mentioned the buyer of a home in Chester Springs Crossing was before the Zoning Hearing Board seeking relief from the setbacks in order to build a larger deck. The application was denied.

Adjournment

Jim Dewees moved, seconded by Joe Stoyack, to adjourn the meeting at 8:36 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary