



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
February 11, 2021
7:00 p.m.
Minutes
Approved

LOCATION: This was a virtual meeting, held via Zoom audio/video conferencing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

In attendance:

Members: Bob Schoenberger, Sally Winterton, Jim Dewees, Chad Adams, Jim Shrimp,
Joe Stoyack, Jeff Smith, and Stephen Fean
Mary Lou Lowrie – Gilmore & Associates
Tony Scheivert – Township Manager
Gwen Jonik – Township Secretary

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

Reorganization for 2021

Bob Schoenberger asked Gwen Jonik to conduct the election of Chairperson for 2021. Jeff Smith nominated Bob Schoenberger, with a second by Jim Dewees. Bob accepted the nomination and the Motion carried by unanimous vote.

Bob Schoenberger called for nominations for Vice-Chairperson for 2021. Jim Dewees nominated Sally Winterton, with a second by Jeff Smith. The Motion carried by unanimous vote.

Bob Schoenberger nominated Gwen Jonik for Planning Commission Secretary 2021. Jim Dewees seconded, and the Motion carried by unanimous vote.

164 Byers Road Preliminary / Final Land Development Plan

Pete Rodgers introduced a resubmission of the Plan approved approximately 10 years ago, proposing a 2-story, 4400 SF office building and parking. He noted the previous structures have been demolished, the Plan is the same except that public water and sanitary sewer are being extended on Byers Road and available to the property, the building is designed to look similar to a house, to blend in, and he's looking to market the property again.

Gwen Jonik explained that the previous Final Plan Approval had expired and as no construction had occurred, the Approval needs to be updated, following consultants' reviews.

Chad Adams moved, seconded by Jim Shrimp, to accept the Plan for consultants' reviews. The Motion carried by unanimous vote.

Dewees Minor Subdivision Plan

Jim Dewees recused himself from voting on his submission of a Plan proposing a minor 2-Lot subdivision of an 11+ acre Lot containing a house. He proposes a 1.3-acre Lot containing the

house, well, and on-lot septic, and a 10-acre Lot containing a pole building to remain undeveloped, open, for agricultural purposes – no development is planned at this time or in the near future. The Lots would share a driveway via a private driveway easement. There have been no issues with the well or septic system, but a back-up septic system is designed. Joe Stoyack moved, seconded by Chad Adams, to accept the Plan for consultants' reviews. The Motion carried with seven (7) in favor and one (1) abstention (Deweese).

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the December 10, 2020 Planning Commission meeting. The Motion carried by unanimous vote.

Bob Schoenberger announced the next scheduled Commission meeting is March 11, 2021.

Open Session

Gwen Jonik announced that Jeff Smith had recently been recognized as "Volunteer of the Year" by the Board of Supervisors. In 2020, he was a Planning Commission member, he volunteered for and was appointed the Township's interim real estate tax collector, and he stepped up to be the local coordinator for the annual "Toys For Tots" toy drive.

Jeff Smith questioned the status of the Commission vacancy, following Brett Hand's resignation in January. Gwen Jonik advised that the vacancy was published on the website, volunteer applications should be submitted by the end of February, and then meetings would be scheduled with the candidates in early March.

Sally Winterton complimented the Public Works Department for their handling of the recent snow events.

Tony Scheivert provided an update on the Park Road bridge replacement. The Turnpike's contractor, J.D. Eckman, is using a part of Hickory Park parking area for staging their equipment and supplies over the next 18-month construction period. One travel lane will always be open; there will be 4-5 weekends where they'll work overnight as they need to close the Turnpike to replace walls and beams, and they're not to close the Turnpike during the day. There will be baseball activities in the Park this Spring. Chad Adams asked that the Contractor's employees park their vehicles farther away from the Park Road / Heather Hill intersection.

Tony Scheivert advised that the Vantage Point senior living project should commence this Spring as they're nearing acquisition of all outside agency approvals and permits.

Jim Deweese questioned the status of the Byers Road and Milford Farms public sewer expansion projects. Gwen Jonik advised the Byers Road project was out for bid and the Milford Farms expansion is just a few months behind.

Adjournment

Jim Deweese moved, seconded by Sally Winterton, to adjourn the meeting at 7:35 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary