



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

August 12, 2021

7:00 p.m.

Minutes

Approved

LOCATION: The meeting was held in person at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425

In attendance:

Members: Sally Winterton, Chair (remote); Joe Stoyack, Vice-Chair;
Chad Adams, Jim Dewees, David Colajezzi (remote), Jim Shrimp

Aaron Stoyack (remote), Historical Commission Liaison
Matt Brown (remote), Municipal Authority Administrator
Bill Bohner (remote), ARRO
Kristin Camp, Esq. (remote), Township Solicitor
Gwen Jonik, Planning Commission Secretary

Chair Sally Winterton called the meeting to order at 7:04 p.m. A quorum was present.
Four citizens were in attendance.

Outdoor Storage Tank Ordinance Amendments

Kristin Camp, Esq., provided guidance as to what the Planning Commission was reviewing. The Board of Supervisors had requested that experts be hired to review the draft amendments and provide advice as to what types and quantities of materials can be safely stored in outdoor tanks, and at what distances from residential uses. The State Association of Township Supervisors suggested Babst Calland. They reviewed the draft and provided advice in relation to types of materials and protection of the neighbors. Their suggestions are included in the June 2021 draft ordinance. The June 2021 draft includes the text and clarifying language that the Planning Commission had recommended late 2020.

Discussion included:

1. Enforcement. There are responsibilities by the property owner, but as with other Township Codes, the Zoning Officer is responsible for enforcement.
2. Setbacks aren't consistent. Tanks are already allowed in Highway Commercial (C3) and Limited Industrial (LI) Districts so those setbacks have been in place. Proposing allowing tanks as an accessory structure in Planned Industrial/Office District (PI/O) and adding setbacks specific to that District. A 200' setback if abutting residential uses should be consistent across Zoning Districts. An analysis hadn't been done of where tanks exist in the C3 and LI District and how many parcels abut residential uses.
3. This draft proposes limits the outdoor storage of materials to inert gases, water and brine, establishes safety regulations and increases the regulations for aesthetics. Tanks require annual inspections and tenants are to report to the township. They'll be certified

by a Professional Engineer and any violations are enforceable through the regular code violation process.

4. Inert gases aren't hazardous. The 200' setback in the PI/O is for aesthetic reasons.
5. The experts advised that there are other levels of regulation (State, etc.) that determine what kind of industry can have what kind of gases. Only in the PI/O district might there be larger-size tanks.
6. It was suggested that a statement be added that the Professional Engineer provide an analysis for the adequacy of the setback. *(Action item)*
7. Fence/wall height – 20'. The 20' maximum keeps it under the height of the buildings in the PI/O.
The existing Codes for accessory structure height might already limit it to 20'. This will be confirmed. *(Action item)*
8. Visual inspection. The onus is on the owner or operator. Commission members would like that changed to owner or tenant. *(Action item)*

Joe Stoyack suggested the Commission see a revised draft at their September meeting that includes the changes discussed this evening and make a recommendation to the Board of Supervisors at that time. No further action was taken.

Upper Uwchlan Township Act 537 Plan Update – Draft -- Review

Matt Brown and Bill Bohner of ARRO were in attendance. The Act 537 Plan sets the roadmap for the next 10-15 years as to where public sewer could be extended expeditiously and feasibly in the township, and which areas will remain on-lot disposal systems (OLDS). The Authority has been planning over the years to make the most of expanding public sewer as far as possible. There are 6 remote wastewater facilities along with the Route 100 facilities, and we'd like to tie those together if possible. The Township Municipal Authority has reviewed and made comment on the draft. The Township Planning Commission, County Planning Commission and County Health Department also review and provide comments prior to the Plan being advertised for the public review period. Following that period, all comments are memorialized in the Plan, responded to in written form, and the Plan is sent to the Pennsylvania Department of Environmental Protection (PaDEP) for review and approval.

The Planning Commission members have reviewed the document and their questions and comments will be formalized and provided to Mr. Brown and Mr. Bohner. The responses will be reviewed at the Planning Commission's September meeting.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the June 10, 2021 Planning Commission meeting. The motion carried unanimously.

Open Session

Gwen Jonik advised that a Conditional Use Application has been received from Toll Brothers for 100 Greenridge Road.

Joe Stoyack commented that he's been reviewing the Pennsylvania Municipalities Planning Code (MPC) and has learned that the Planning Commission is to provide an annual report to the Board of Supervisors of their activities, all recommendations to the Board should include whether the project complies with our Comprehensive Plan, and the Commission is to review and update existing ordinances. The Commission provides activity reports to the Board at the semi-annual Boards & Commissions Workshops and review of existing ordinance is on-going.

Joe Stoyack plans to attend the next Supervisors' Meeting to advise them that the Commission is starting to work on updating the Comprehensive Plan and will need their input.

Mrs. Quake commented on the Greenridge Road Plan submission and will make arrangements to view the Plan.

Sally Winterton announced the next Planning Commission meeting – September 9, 2021.

Adjournment

David Colajezzi moved, seconded by Chad Adams, to adjourn the meeting at 8:14 p.m.
All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary