



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 14, 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; Chad Adams, David Colajezzi, Jim Shrimp

Bill Bohner, P.E., ARRO
Gwen Jonik, Planning Commission Secretary

Sally Winterton called the meeting to order at 7:00 p.m. A quorum was not present but was expected.

Sally Winterton announced the meeting would proceed slightly out of agenda order, awaiting a quorum, and that the next Commission meeting date is November 11, 2021, 7:00 p.m.

Act 537 Plan Update

The Planning Commission had reviewed at their August meeting the draft Act 537 Plan Update – the planning document for future sewage facility needs throughout the Township -- prepared by ARRO on behalf of the Municipal Authority. The Commission's comments and questions were provided to ARRO August 18, 2021 and ARRO responded to those questions and comments in a letter dated September 9, 2021. Bill Bohner read through the response letter and noted that the County Planning Commission and County Health Department had also reviewed the Plan. The review letters and ARRO's responses will be included in the draft Plan to be reviewed by the PaDEP.

Township Comprehensive Plan Update

Sally Winterton advised that Sheila Fleming/Brandywine Conservancy has sent an estimate to assist the Township with updating the 2014 Comprehensive Plan ("Comp Plan"); update just the areas that are outdated or no longer valid/feasible, not a total reworking of the document. The consultants' estimates will be included in the 2022 budget.

The Commission reviewed the Implementation Matrix – Chapter 7 – of the 2014 Comp Plan and the tasks of which the Commission was the "lead", discussing which tasks had been accomplished, could be removed, retained or redirected.

Task #	Action
2-1	The Zoning Ordinance Map will be reviewed and amended as necessary
2-3	Retain the task of instituting ordinance amendments that encourage developers to establish pocket parks and other civic spaces within densely settled areas
2-5	Retain the task and include the Township Manager (T.M.) in promoting redevelopment of underutilized properties

2-7 Redirect the task to the T.M. to develop building checklists for projects with a focus on energy conservation

2-8 Redirect the task to the T.M. and/or Zoning Officer to encourage appropriate use of the F-1 and F-2 flexible development overlay design options or remove some of the overlay districts

2-9 Retain the task to ensure zoning ordinance amendments made in support of the Village of Eagle/Byers areas promote a wide variety of housing options.

2-11 Retain the task of working with developers during the planning process to ensure that restrictive covenants discouraging energy conservation (such as hanging laundry), creating backyard gardens or against seasonal mowing are not instituted with final subdivision or land development approvals. The Commission would like to promote these quality-of-life activities, however is unsure how to encourage developers to allow these activities and provide space to do so.

2-12 Remove task as it's been completed with recent revisions to C-1 Village Commercial District use amendments: enacting standards to specifically allow accessory dwelling units, as well as upper-story residential uses over commercial uses.

2-13 Retain task to continue to promote the construction of energy and water-efficient buildings and neighborhoods. The alternate energy ordinance revisions, and cluster development address this to a point. Do building codes promote this?

2-15 Retain 2-15, 2-16 and 2-17 to review and update the uses in the Limited Industrial (LI) District and Planned Industrial/Office (PI/O) District.

3-1 Retain 3-1, which has been partially achieved by the Adaptive Reuse ordinance, for greater historic resource protection and discouraging historic resource demolition.

3-4 Retain 3-4 as the Commission updates detailed design guidelines for the C-1 Village Commercial and C-3 Highway Commercial districts.

3-12 Retain 3-12 as the Commission reviews parking ordinances in and around the Villages

3-13 Retain 3-13 as the Commission reviews area and bulk requirements in the C-1 and C-3 districts and encourages shared/mixed uses.

3-15 Retain 3-15 for review regarding increasing the building height in the Village.

3-16, 3-17 Retain – mirrors task 3-4

3-19 Retain and discuss with the Board of Supervisors (BoS) establishing an Historic District/Historic Architecture Review Board.

3-20 Retain - review of the sign ordinance for suitability for a mix of desired village uses.

3-21 Remove as it's believed to have been completed – update the C-1 and C-3 districts to provide incentives for applications to construct residential above commercial / retail / office.

4-8 Retain and continue to work on incorporating 'green streets' designs to minimize runoff

5-10 Retain and continue to review ordinances to ensure roadways, sidewalks and trail standards are current and aligned with the township's transportation goals

6-1 Retain and in conjunction with Historical Commission work to protect historic resources and discourage demolition by neglect

6-2 Retain and work to establish standards for open spaces for native plant use, eliminate invasive species, allow removal of existing invasive wooded vegetation and require replacement of wooded areas with native species, add native fruit and nut trees to lists of allowed species.

6-3, 6-4, 6-5 Retain and work on woodland/resource protection, encourage developers to plant trees and improve protections for existing woodlands, recommend reforestation, though the Commission is unsure how they'd do that.

6-8 Review this task relating to riparian buffer protection as it may have been addressed in the 2015 amendments to the stormwater and/or floodplain ordinances.

Alexandra Rose, Shea Lane, asked why the Township doesn't tell developers our vision rather than the developers bringing in their ideas and that's what we have to work with.

Steve Egnaczyk, Canon Woods, commented the Planning Commission is the first line of defense for the residents and would like it to be in proactive mode, rather than reactive. Commission members noted that the trail network and planning for trail connections was proactive over the years.

Open Session

Ms. Rose and Mr. Egnaczyk thanked the Commission for their work.

Sally Winterton noted that the Commission may need to set aside time to work specifically on updating the Comp Plan and asked for preferences of holding a workshop the 1st Thursday or meeting earlier on the regular meeting night. Chad Adams noted workshops would be his preference; David and Jeff have a conflict the 1st Thursday. If separate workshops are held, they wouldn't start until February 2022.

Sally Winterton noted the Commission would like to start reviewing outdoor dining ordinances to see if amendments can be made to ease the approval process for eateries; look at shared parking regulations, and redevelopment.

Mrs. Winterton summarized the County Planning Commission's recent Fall Forum.

Approval of Minutes

A quorum was not present, therefore approval of the minutes was tabled until the November meeting.

Adjournment

David Colajezzi moved, seconded by Jim Shrimp, to adjourn the meeting at 8:54 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary