



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
July 14, 2022
7:00 p.m. Meeting
Minutes
Approved

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Ravi Mayreddy, Jeff Smith

Chris Williams, P.E., McMahon Associates (Meeting)
Mary Lou Lowrie, P.E., Gilmore & Associates (Meeting)
Gwen Jonik, Planning Commission Secretary

Absent: Stephen Fean, Jim Shrimp

Sally Winterton called the meeting to order at 7:07 p.m. A quorum was present. There were 2 citizens in attendance.

A workshop was held 6:00-7:00 p.m. with Township Boards and Commissions Chairs to review and discuss updating the Village Concept Plan. Those notes are separate from the Planning Commission meeting.

461 Font Road – Minor Subdivision Plan

Adam Brower, E.B. Walsh & Associates, introduced a minor subdivision plan to create separate lots for 2 existing homes currently on 1 parcel. The property is 4 acres in the R2 zoning district – 1 dwelling/acre. Lot 1 will contain one of the houses and a small barn on 3 acres; Lot 2 will contain the other house on 1 acre. Waivers are requested to not require a site analysis and impact plan, conservation plan or improvements and construction plan as there will be no construction, no improvements, no disturbance.

Chad Adams moved, seconded by Ravi Mayreddy, to accept the Plan for consultant's review. The motion carried unanimously.

161 East Township Line Road Sketch Plan, Proposed Zoning Change

Al Hoffman, President, Road-Con, Inc., introduced a proposed zoning change for the property, from Residential to Limited Industrial (LI). Road-Con is a heavy, highway construction firm that is outgrowing its current location. They propose LI for this 33 acre parcel as it abuts and is accessed from Senn Drive in Eagle Industrial Park.

Several Planning Commission (PC) members were concerned about the residential properties on 3 sides of the parcel. Mr. Hoffman advised they would comply with the required buffers along the residential properties. PC members also noted there might be environmental issues. The PC requested a site visit which Gwen Jonik will coordinate with the property owner.

Byers Station Parcel 5C Lot 2B – Revised Amended Final PRD Plan

Alyson Zarro, Esq., Alan Greenberg – Celebree Schools, Mike Baginski – Bohler Engineering, and Guy DiMartino – TPD were present. Ms. Zarro and the Commission reviewed the Township Consultants' review comments in Gilmore & Associates' July 6, 2022 letter.

Discussion included the following points:

- the school building is the only building longer than 150' and the elevations show roof line changes, in compliance with regulations;
- the back sides of the buildings, along Pottstown Pike, will look like the front;
- they'll comply with sign regulations – a ground mounted sign at the corner of Pottstown Pike and Station Boulevard and signs on each store;
- Lot 2B owners are responsible for Lot 2B stormwater management, which was taken care of during previous agreements with Toll Brothers; they'll clarify how that's being handled with the basins on the residential lots;
- proposed parking is 130 spaces, which is more than required for mixed use shared parking (allows up to 25% reduction) and slightly less than what would be required for the individual businesses; there's no room for more parking on the site;
- the fast food restaurant exit closest to Pottstown Pike is right out only and will be curbed to deter entry; the fast food stacking (10 spaces) seems tight and it was suggested they reverse the location of the window, depending on what fast food business this will be;
- the plan shows only 1 trash dumpster – another will be needed for recycling;
- concerns with interior traffic circulation to the fast food restaurant and dropping off children at the School; suggested a post construction traffic count to make sure there are no problems, if deemed necessary by the Township;
- sidewalks will be installed along Begonia by Lot 2A when their construction is done;
- HVAC will be screened where there are flat roofs;
- Once tenants are known, they'll evaluate if additional EDUs are required;
- PennDOT had approved the left-in turn from Pottstown Pike to Iris Lane during the previous Lot 2 commercial plan submission that had greater commercial development; the stacking lane has been doubled what was approved;
- They'll comply with all lighting comments;

In summary:

1. Add to the plan dimensions of the monument sign;
2. When fast food tenant is determined, revisit design and circulation
3. Township may deem post-development traffic study;
4. Mid-block crosswalk from School/retail parking to fast food parking;
5. Will comply with the setback for the retaining wall;
6. Address these items as well as the consultants' comments.

After further discussion, Joe Stoyack moved, seconded by Jeff Smith, to recommend to the Board of Supervisors approval of the amended Final PRD Plan conditioned on the following:

1. All comments in Gilmore's July 6, 2022 review letter are addressed;
2. Add a pedestrian crosswalk mid-block on Iris Lane, between the retail store parking lot and the fast food restaurant;
3. Add a pedestrian access to the island in the retail parking lot;
4. When the fast food drive-thru restaurant tenant is identified, re-visit that part of the plan via review of vehicle circulation by the Township Planning Commission and Board of Supervisors;
5. After 6 months at full occupancy, Applicant to conduct a traffic study of the left-in from Route 100 access and mitigate any issues identified, subject to jurisdictional approval;
6. Approve the shared parking request for 130 parking spaces;

The motion carried with six (6) in favor and one (1) opposed (Stoyack).

Approval of Minutes

Jim Dewees moved, seconded by David Colajezzi, to approve as presented the minutes of the May 12, 2022 and June 9, 2022 Planning Commission meetings. The motion carried unanimously.

Sally Winterton announced the next Planning Commission meeting is August 11, 2022. A Workshop may be held at 6:00 p.m. followed by the meeting at 7:00 p.m.

Open Session

Greenridge Road resident, Gerry Stein, made comment regarding PennDOT evaluating additional signs on Pottstown Pike alerting southbound traffic to the left-in turn.

Adjournment

Joe Stoyack moved, seconded by David Colajezzi, to adjourn the meeting at 9:46 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary