



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 11, 2022
7:00 Meeting
MINUTES
Approved

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

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Jim Dewees, Ravi Mayreddy, Jeff Smith, Jim Shrimp, Stephen Fean

Mary Lou Lowrie, P.E., Gilmore & Associates
Sandy Diffendal for Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Chad Adams

Sally Winterton called the meeting to order at 7:00 p.m. A quorum was present.

595 Fellowship Road - Minor Subdivision Plan

Charles D. and Patricia M. Spackman were present. Andrew Miller arrived after the Spackmans explained their purpose for subdividing their 5-acre property. They want to subdivide the lot to build a house for family. There will be 2 lots, one 3 acre and one 2 acre. That would make part of their property in Upper Uwchlan Township and a part in West Vincent Township. They will need approval from West Vincent Township. Easements have been done to Fellowship Road, and the new house will have its exit onto Route 401. Joe Stoyack commented that it is only a line change for Upper Uwchlan Township. Jeff Smith asked why not cut out the West Vincent part. Andrew Miller explained that there is an irregular property line. There will be one dwelling on the West Vincent part and will not be on-lot septic. Joe Stoyack made a motion to have the Planning Commission recommend that the Board of Supervisors approve the Subdivision application. Jeff Smith seconded. There was no opposition.

461 Font Rod – Minor Subdivision Plan

Adam Brower, E.B. Walsh & Associates, presented an overview at the last Planning Commission meeting held on July 14, 2022, for the property of William & Vicki Stephenson. There was 1 waiver requested which was not to require a site analysis and impact plan, conservation plan or improvements and construction plan as there will be no construction, no improvements, no disturbance. Jeff Smith moved to have the Board of Supervisors grant the waiver and approve the application in accordance with the Gilmore's review letter dated August 4, 2022 to Tony Scheivert. Joe Stoyack seconded. There was no opposition.

Outdoor Dining Ordinance Amendment

The Outdoor Dining Ordinance was amended by Kristin Camp from Buckley Brion. The Planning Commission members read through the Ordinance to see what changes were made.

There were comments from Stephen Fean and Joe Stoyack regarding the traffic at Starbucks relating to the drive-through.

EDITS

- Section 5 (4) – Bank drive through; does it require Conditional Use? No, it does not. Joe Stoyack mentioned that the ATM is by-right of the bank.
- Section 7 (3)– There is a double ‘r’ in Restaurant that needs to be corrected. Kristin Camp had a comment on the side asking “Do we want to prohibit all drive-throughs in C-3? At banks and restaurants? Jim Dewees stated that we should not prohibit drive-throughs and the Commission agreed. We do not want to prohibit them.
- Section 8 200-72.2 B –The first sentence should now read: The outdoor dining area must be a minimum of 50 feet from any boundary of a lot.

Gerry Stein from 125 Greenridge Road asked about the decibel level saying when Levante was operating, the music playing was very loud and intrusive to passersby. He was told that there is regulation for decibel levels.

Sally mentioned that the outside dining was a temporary resolution made when COVID-19 was more prevalent. There cannot be a temporary resolution and an Ordinance.

A suggestion was made by Jim Dewees to use township approved fencing and/or barriers to make boundaries.

Sally stated that the subject of Outdoor Dining be tabled until the correct version from Kristin Camp is available at the September meeting.

Joe Stoyack started to discuss re-development and re-zoning. The members of the Board were looking at the Comprehensive Plan update. There have been changes since the original. They would like an opportunity to pull everything together with re-development and zoning. Some action was taken with the overlay districts. The Board wants to move forward with the process.

Are the boundaries in C-1, C-2 and C-3 correct? Are there transition areas between C-3 and L-I?

Joe Stoyack created a spreadsheet and took the ordinances for C-1, C-2, C-3 and L-I and arranged them in tables to make things easier to see. The Board discussed different ways to make the information clearer. They would like to do commercial first, and Joe will do the same for residential. All agreed to do their ‘homework’ and report at the next meeting.

Sally asked for the approval of the minutes from the July 14 meeting. Jim Dewees moved to accept the minutes as presented and Jeff Smith seconded. Jim Shrimp abstained.

The next meeting will be Thursday, September 8. They made August 12 a deadline to send comments to Joe about the Village Concept Plan.

They mentioned that there is a liaison to the Environmental Advisory Council and the Historic Commission. They would like to look for a volunteer liaison to attend Planning Commission ("PC") meetings, present PC actions to those Commissions. They will let Sally know if they know of any volunteers.

They discussed how the Graphite Mine Road and Route 100 switch will affect the Comprehensive Plan. If the swap occurs, Graphite Mine Road could be 4 lanes with left turn lanes. A traffic study will determine what will be done.

A motion to adjourn at 8:15 p.m. was offered by Sally. Jim Dewees seconded. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Sandy Diffendal
Accounting Associate