



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

November 10, 2022

6:00 p.m. Workshop,

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; David Colajezzi, Jim Dewees,
Ravi Mayreddy (meeting), Jeff Smith

Anthony Campbell, Zoning Officer (Workshop)
Mary Lou Lowrie, P.E., Gilmore & Associates (Meeting)
Gwen Jonik, Planning Commission Secretary

Absent: Chad Adams, Stephen Fean, Jim Shrimp

6:00 p.m. Workshop

Anthony Campbell attended the Workshop to assist with discussion regarding some uses in the Commercial and Industrial Districts are by-right and others are only by conditional use. The discussion included that with some uses, conditional use gives the Board of Supervisors some control over certain aspects, such as hours of operation, adequate parking, adequate sanitary sewer and traffic control. Changes in use of an existing building, such as a religious or educational use, may be more demanding but doesn't trigger subdivision/land development review. Redevelopment would trigger subdivision/land development review if 2 or more lots or buildings or a single non-residential building is involved. Would taking some uses out of conditional use be more encouraging to businesses, such as entertainment venues. We could add subsections with a list of requirements for a by-right use and if they can't be met, proceed to conditional use. For Planned Industrial/Office, space is more available now that more employees are working from home so there are more frequent changes in tenants and uses. The Planned Industrial (PI) manufacturing uses are limited to electrical items. With medical offices, they could test prototypes in the PI but they can't manufacture them. The Commission would like to look at light manufacturing regulations and potentially update them.

Joe Stoyack distributed a "Regional Township Zoning" chart he created which shows adjacent Townships' by-right and conditional uses by zoning district. Joe asked members to review the list for discussion of what uses we may want to add to ours and into which zoning district. Jeff Smith had created a similar chart of Limited Industrial and Planned Industrial/Office districts, noting we need consistent language and consistent uses. These districts are where redevelopment or expansion of uses should focus. The members thought it'd be beneficial to have a commercial developer speak with us to see what new clients they think they'll have in the future, who are they marketing to?

Sally Winterton adjourned the Workshop at 6:55 pm.

7:00 p.m. Meeting

Sally Winterton called the Meeting to order at 7:00 p.m. There was 1 citizen in attendance.

301 Park Road Preliminary Land Development Plan ~ Introduction

Monica Sweeney, P.E., of Wilkinson & Associates attended to introduce a Preliminary Plan for 301 Park Road, for P.J. Reilly's headquarters, consolidating their office space and garage onto one property. The property contains an existing ranch house, a stone construction driveway for the Turnpike's bridge construction work and an existing aboveground stormwater basin to the rear, by the FedEx property. They plan to demolish the existing house and driveway and build a 1-story 8,400 SF building served by public water and sewer. The garage will house several 14' tall trucks, for regular maintenance and service. There are some grading / steep slopes issues. This is in the Limited Industrial (LI) District and they're complying with side and front setbacks but will need a variance for the rear yard setback with FedEx as they're extending 12' into the setback. Hours of operation would be 7:00 a.m. – 5:00 p.m. No other known waivers to request. There will be 3 underground infiltration basins and 1 aboveground infiltration basin. They have met with the County Conservation District – there will be @ 1.5 acres disturbance. The parking lots will be asphalt. There will be gravel area for storage of materials for projects. They're not aware of any hours after 5:00 p.m. There will be vegetative screening for the residential use across the street.

Jim Dewees moved, seconded by Jeff Smith, to accept for review the Preliminary Plan prepared by Wilkinson & Associates for P.J. Reilly Contracting Inc. The motion carried unanimously.

500 Pottstown Pike Sketch Plan ~ Introduction

Alyson Zarro, Esq., Bob DiStanislao, Porsche, and Dan Mattson of T&M were in attendance to introduce a sketch plan proposing a car service center and car dealership in a phased plan on the parcel on Route 100 between Eagle Topsoil & Stone and Styers. The parcel was never developed, is currently vacant, and split zoned – the front is C3 Highway Commercial and the back is LI Limited Industrial. They'd like to rezone the LI to C3 for consistency and the use(s) planned for the site. They propose starting with a Porsche service center toward the back of the site and in the future add the dealership. These uses are permitted through Conditional Use in the C3. Area, bulk and setbacks are basically the same in both districts. Part of the site is wetlands. If the zoning is changed, they only have to seek 1 conditional use approval. The entrance would be across from Font Road and probably require a traffic light. The 30,000 SF service center toward the rear would include 30 service bays, 100+ parking spaces and a loading area to move the vehicles on/off trucks. No major body repair, just minor module repairs. They propose 2 sales centers in the future – Porsche and another – but the locations on the sketch plan are estimated. This parcel was part of the oil tank farm many years ago. The wetland delineation was done by the jurisdictional agency and cleared for bog turtle habitat. Stormwater would be piped to a basin and then through quality facilities to natural wetlands. All setbacks are met or exceeded. Hours of operation would be 7:00 a.m. to 6:00 p.m. or so. They will investigate for residue from the tank farm before they settle.

Ms. Zarro noted they're not asking for action on this sketch plan but they would like the Commission's opinion regarding the change in zoning. The consensus favored rezoning the entire parcel to C3 Highway Commercial.

Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees, to approve as presented the minutes of the Planning Commission's October 13, 2022 meeting. The motion carried with five (5) in favor and one (1) abstention (Colajezzi).

Open Session

Sally Winterton and Joe Stoyack asked that future meeting agendas include liaison reports for the Environmental Advisory Council (EAC), Historical Commission (HC) and Active Transportation Plan (ATP) meetings.

Jeff Smith reported that the EAC meeting is discussing an impact fee for stormwater management, to install, maintain, repair stormwater facilities.

Joe Stoyack reported that the HC has provided voluminous comments on the Village Concept Plan and is developing an historic protection plan. Joe requested another Commission member replaced him as liaison. David Colajezzi will consider volunteering in that capacity, potentially starting in January.

Steve Egnaczyk, resident, asked how soon there would be a discussion with PennDOT for a light on Route 100 at Font Road. That is unknown. He also commented on developing an "entrance" to the Village of Eagle near that intersection.

Sally Winterton announced the Commission is next scheduled to meet December 8, 2022.

Adjournment

Jim Dewees moved, seconded by David Colajezzi, to adjourn at 7:58 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary