



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

December 8, 2022

6:00 p.m. Workshop,

7:00 p.m. Meeting

Minutes

Draft

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

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Stephen Fean

Invited Guest: Neal Fisher, P.E., Hankin Group

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

Absent: Ravi Mayreddy, Jim Shrimp, Jeff Smith

6:00 p.m. Workshop

Sally Winterton called the Workshop to order at 6:07 p.m.

Joe Stoyack asked Neal Fisher for information on how the market is changing for the Planned Industrial/Office District -- Eagleview Corporate Center -- and do our current ordinances hinder the development of new market possibilities. Mr. Fisher noted the office space market has been changing for years. Following covid, office space isn't as in-demand as people are working from home parttime or fulltime and Hankin's tenants are downsizing their square footage. Companies want to attract the best talent and Hankin's vision is to build a community around their 'office' -- folks can live near work, walk or bike to work, or during lunch or go get lunch nearby. They're changing office buildings into residential, intermixing uses and interconnectivity. Research and Development, biomedical facilities are interested in the area. Storage tank are a necessary component of those businesses and if Upper Uwchlan doesn't allow the tools they need to do their jobs, they'll go elsewhere. Manufacturing is prohibited in Eagleview (in Upper Uwchlan) except electrical equipment by right; other types of manufacturing need conditional use; companies from foreign countries do not like conditional use because in their countries, theirs are much more restrictive. Neal would like to see a more manufacturing options by right. They're trying to figure out how to re-use existing office buildings; find new uses or demolish and build something more feasible.

Neal noted a few national hot topics: affordable housing; a floodplain restoration project -- widening a stream channel for environmental benefit and stormwater management. It slows the flow, sediment drops out and allows for in-stream infiltration.

The Workshop ended at 6:56 p.m.

7:00 p.m. Meeting

Sally Winterton called the Meeting to order at 7:00 p.m. There were 2 citizens in attendance. Sally adjusted the agenda order and Eagleview Lot 1A Sketch Plan Introduction went first.

Eagleview Corporate Center Lot 1A Sketch Plan Introduction

Neal Fisher introduced a sketch plan proposing a 60,000 SF flexible building, associated parking, stormwater management, etc. on Lot 1A on Arrowhead Drive in Eagleview. Lot 1 is 72 acres which had previously been subdivided into 4 parcels - A, B, C, and D. Lot 1A is 13+ acres; would most likely be a Research & Development tenant; the building architecture would be compatible with all other Eagleview buildings. Gilmore and Associates had reviewed the sketch

plan and provided comments dated December 6, 2022. Mr. Fisher said they'd prepare a land development plan for February submission.

301 Park Road – Preliminary Plan

Monica Sweeney, P.E., Wilkinson & Associates, Inc., was in attendance seeking preliminary plan approval for 301 Park Road, a proposed office building, garage, parking, and materials storage area for P.J. Reilly Contracting. Ms. Sweeney said they would comply with most of the consultants' comments in Gilmore & Associates' December 2, 2022 review letter, however there were several items to discuss.

They may need a variance regarding parking within 25 feet of the ultimate road right-of-way.

They've shown more parking than what might be needed, and if so, they'll remove the 8 parking spaces along the front.

They will seek a variance regarding storage in the front yard. Due to the shape of the lot, there are many constrictions and they've proposed a gravel area (@ 3500 SF) for storage of building materials and possible construction vehicles. They would screen the area from the road.

They'll seek a waiver regarding providing sidewalks. The Park Road trail and pedestrian bridge are across the road.

They'll seek a waiver regarding the stormwater basins ('accessory structures') located within the front and rear setbacks. Due to the shape of the site, there are not alternate locations for the 1 above ground and 3 underground basins.

A stormwater easement was to be established when the Eaglepointe Shopping Center was constructed. Whether it exists or not is to be investigated.

A retaining wall might be needed around a portion of the parking area. Once PennDOT completes the Turnpike overpass, they'll re-survey to see if a retaining wall is needed.

Brandywine Conservancy mentioned this 1950s ranch house is classified as a historic resource. This will be investigated.

Planning Commission members suggested that the driveway could be relocated, perhaps across from Heather Hill Drive, and noted the site lighting will be a sensitive issue.

While the Planning Commission members would like to see the parcel used for a viable business, there are many details to work out and they are not comfortable recommending preliminary plan approval.

No action was taken and Ms. Sweeney noted they'll continue to work through the consultants' comments.

Approval of Minutes

Jim Dewees moved, seconded by David Colajezzi, to approve as presented the Planning Commission's November 10, 2022, meeting minutes. The motion carried unanimously.

Meeting Updates / Reports

Jeff Smith was absent; there was no Environmental Advisory Council meeting report.

David Colajezzi is considering becoming the liaison to the Historical Commission. Gerry Stein, Historical Commission member, was in attendance and mentioned the Dorlan Mill miller's house may have the potential for stabilized ruins. Sally Winterton reported that she and Vivian McCardell, Historical Commission Chair, visited the Methodist Society Cemetery on old Township Line Road

and there's a plaque circa 1925 referencing a Mr. Jones. They're going to connect with Hopewell Church regarding a chapel that might've gotten moved from the cemetery property to the Church.

Active Transportation Plan. Sally Winterton reported the committee is looking at ways to reduce vehicular traffic, enhance pedestrian / bicycling amenities, trail connections, throughout the Village of Eagle and larger community; they're also looking at dangerous intersections.

Open Session

Gerry Stein inquired of the P.J. Reilly project.

Sally Winterton announced Jim Shrimp's resignation from the Commission due to time constraints.

Sally wished everyone happy holidays and announced the next meeting is January 12, 2023.

Ordinance Amendment ~ Eliminate C2 Limited Commercial District

The Commission had requested Kristin Camp, Esq., draft an ordinance to eliminate the C2 Limited Commercial District, which would involve revising the Official Zoning Map. They reviewed the prepared draft. The C2 District is a fairly small area at the intersection of Route 100, Pennsylvania Drive and Old Township Line Road, and is mainly residential properties. Uses in the C2 Limited Commercial District are the same as the adjacent PI/O Planned Industrial/Office District. Joe Stoyack would like to make a recommendation to the Board. Discussion also included adding current C1 Village Commercial District and C3 Highway Commercial District by-right uses to the LI Limited Industrial District.

Jim Dewees moved, seconded by David Colajezzi, to recommend to the Board of Supervisors approval of the Ordinance eliminating the C2 Limited Commercial District. The motion carried unanimously.

Sally Winterton was curious if Gwen Jonik heard whether the Authority was awarded a Grant to extend public sewer service to the Meadow Creek community, the expansion of the Greenridge facility, and to take the Eaglepointe facility offline. Gwen had no news.

Gerry Stein made comment that Marsh Creek Lake is polluted.

Adjournment ~ Meeting

Jim Dewees moved, seconded by David Colajezzi, to adjourn the Meeting and continue with the Workshop. All were in favor.

Joe Stoyack had drafted amendments to the Alternative Energy Ordinance. The State is proposing solar access laws and solar easement laws which can override local laws. Our ordinance includes solar easements between neighbors but doesn't address solar access. Solar access can't be prohibited with these new laws. Joe's ordinance draft will be distributed for review.

Joe Stoyack walked through proposed changes to uses in the C1, C3, and LI Districts, which will be distributed so members can review them prior to the January meeting. This will be thoroughly discussed at the January meeting and then move on to residential uses, followed by Planned Industrial/Office.

Adjournment ~ Evening

The Workshop adjourned at 8:48 p.m.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary