



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

January 12, 2023

6:00 p.m. Workshop,

7:00 p.m. Meeting

Minutes

Approved

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, Jeff Smith (Meeting)

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

Absent: Stephen Fean, Ravi Mayreddy

6:00 p.m. Workshop

Sally Winterton called the Workshop to order at 6:05 p.m. There was 1 citizen in attendance.

Commercial, Industrial Zoning Districts uses. Joe Stoyack had prepared a chart with Upper Uwchlan's existing uses in our zoning ordinance and of adjacent municipalities. The Commission members compared the uses, added a few from neighboring municipalities, but most were already in Upper Uwchlan's. The by-right uses in C1 (Village Commercial) uses will be added to C3 (Highway Commercial) and both C1 and C3 will be added to LI (Limited Industrial). We recently adopted an outdoor dining and ATM ordinance. In the ordinance, the phrase "Route 100 Bypass" should be changed to Graphite Mine Road; adding a by-right use for a passenger station for public transportation is proposed; in the C3 and LI Districts, allowing laboratory and scientific research and development uses are proposed, along with public recreational facilities.

- Discussion included:
- That the uses in the commercial and industrial districts should be more business friendly;
- Perhaps develop an Ag Preservation District and/or Ag Residential District, to retain open space, or if developed as residential, the individual parcels would be much larger;
- What is the definition of "curb service";
- Should a wagering/gambling use be a by-right or require conditional use; include in the C3 or LI district(s); would that fall under 'adult entertainment'; do we need to call it out specifically?

Residential district uses will be discussed next time.

Comprehensive Plan (CompPlan) Update. Joe Stoyack has drafted a list of next steps, which will include conducting a community survey (March-June), comments from boards/commissions on other supporting plans, review of the existing Comprehensive Plan chapters with attendance and comments by the boards/commissions when the chapter covers their area of expertise. By June we should have survey results, drafts of supporting plans, and merge those into the CompPlan by October. Targeting a draft updated CompPlan by year's end; final draft for review during 1st quarter 2024.

Next month the Commission will begin reviewing the Historic Resource Protection Plan. Comments will be relayed to the Historical Commission. Send any questions you have to Joe Stoyack and Gwen Jonik. Jim Dewees commented that he does not favor creating a HARB (Historic and Architectural Review Board). Joe Stoyack queried thoughts on an Historic Overlay District, or perhaps it could be townshipwide. Vivian McCardell, Historical Commission (HC) Chair, has noted the HC would like the Historic Resource Protection Plan to be its own chapter in the Comprehensive Plan.

7:00 p.m. Meeting

Sally Winterton called the meeting to order at 7:00 p.m. There were 2 citizens in attendance.

Reorganization for 2023

At the request of Sally Winterton, 2022 Chair, Gwen Jonik asked for nominations for the position of Chair for 2023. Jeff Smith nominated Sally Winterton. Jim Dewees seconded. There were no other nominations. Sally Winterton accepted the nomination and was elected Chairperson 2023 by unanimous vote.

Sally Winterton asked for nominations for the position of Vice-Chair for 2023. Jim Dewees nominated Joe Stoyack. Chad Adams seconded. There were no other nominations. Joe Stoyack accepted the nomination and was elected Vice-Chairperson for 2023 with five (5) in favor and one (1) abstention (Stoyack).

Sally Winterton asked for nominations for Secretary. Jeff Smith nominated Gwen Jonik, with a second by Jim Dewees. There were no other nominations. Gwen Jonik was elected Secretary for 2023 by unanimous vote.

Eagle Animal Hospital Land Development Plan

Bob Linn, Linn Architects, and Dave Matunis, Owner, were in attendance to introduce a plan to expand the veterinary hospital building by 1600 SF, to the rear of the existing building, which is an historic resource. Several parking spaces will be added. They had previously met with the Zoning Officer for zoning compliance. The existing building needs some maintenance, several of the outbuildings are in disrepair and will be removed, the dumpster will be enclosed, the addition is for exam rooms. Mr. Linn distributed pictures of the front of the existing building and of the accessory buildings.

Jeff Smith moved, seconded by Jim Dewees, to accept the plan for consultants' and Historical Commission's review. The motion carried unanimously.

Struble Trail Extension 2 - Revised Conditional Use and Land Development Plans

Dave Stauffer, Chester County Department of Facilities was in attendance to answer questions regarding the County's extension of the Struble Trail from the existing trailhead on the south/east side of Dorlan Mill Road, crossing Dorlan Mill Road, and extending north/west to Marsh Creek State Park. Nick Feola of Bursich, the Engineering firm, sent letters explaining the revisions to the Plan as presented in 2019. The County would like the Conditional Use and Land Development Plan approvals to run concurrently. The Plan is very similar, extending the current trail, installing a signalized crossing of the road, and the multi-use trail to the State Park. The 2.7 acre parcels that the trail will traverse was acquired by Natural Lands and opens up greater area for the County's easement, which removes the need for a retaining wall. The miller's house that fell into extreme disrepair is being demolished and will be regraded. The garage and water tower on the property will also be removed. If the Conditional Use hearing and approvals take place in February or March, the hope is to start constructing the trail later this year.

Joe Stoyack moved, seconded by Jim Dewees, to accept the plans for consultants' review. The motion carried unanimously.

500 Pottstown Pike – Zoning Amendment Petition

Alyson Zarro, representing Rockhill Real Estate Enterprises and Bob DiStanislao, Porsche Main Line, were in attendance. Rockhill Real Estate has submitted a petition for a zoning amendment for 500 Pottstown Pike, which is currently split zoned C3 Highway Commercial along the Route 100 frontage and LI Limited Industrial to the rear of the parcel. This parcel abuts both C3 and LI properties. They would like the LI portion rezoned to C3. They introduced the idea to the Planning Commission and to the Board of Supervisors in November 2022 and the Board favored the idea.

They are not getting any greater density if the property is fully zoned C3; they are meeting both zones' requirements. Both of the proposed uses – car service center and dealership -- are permitted, by conditional use in the C3 and by special exception in the LI. If rezoned, they only need to seek 1 special approval rather than 2. The neighboring properties are already developed, and none have issues with the petition.

They do not want to propose any other uses for the property; they want to serve the needs of their customers -- Porsche and Maserati. The service center is the priority, and they may build a dealership in the future.

Joe Stoyack moved, seconded by Jeff Smith, to recommend to the Board of Supervisors approval of the Petition to amend the parcel's zoning and the zoning map as requested. The motion carried unanimously.

Approval of Minutes

Jim Dewees moved, seconded by David Colajezzi, to approve as presented the minutes of the December 8, 2022 Planning Commission Workshop and Meeting. The motion carried unanimously.

Meeting Updates:

Environmental Advisory Council (EAC). Jeff Smith advised that the EAC is reviewing information related to the potential for a stormwater management fee. They do not believe there is enough support for such a program at this time and have deferred further discussion to 2024. They're scheduling green events for 2023.

Historical Commission (HC). David Colajezzi will attend their February 6 meeting.

Active Transportation Plan (ATP). No update. This group hasn't met since November; they're scheduled to meet February 7

Next Meeting.

Sally Winterton announced the next scheduled meeting – February 9, 2023. Workshop topics will be reviewing the residential zoning district uses, comments from our Solicitor on the proposed changes to the C1, C3, and LI district uses; comments on the Historic Resource Protection Plan; and Brandywine Conservancy's outline for the Comprehensive Plan update. The regular meeting will begin at 7:00 and if the agenda is light, return to workshop items.

Open Session

Jeff Smith asked if there was any movement in the group interested in 161 E. Township Line Road. Gwen Jonik advised there hasn't been any movement. The Historical Commission walked the property recently and saw a mine shaft.

Chad Adams asked the status of the 301 Park Road/PJ Reilly project. Gwen Jonik advised the Engineer is revising the plans to address the consultants' comments.

Joe Stoyack asked if the Marsh Creek Lake clean-up by Sunoco was complete. Gwen Jonik advised it is complete.

Joe Stoyack asked the status of Toll's 100 Greenridge Road project. Gwen Jonik advised Toll is working on the existing features plan and conducting a tree inventory.

There was brief discussion regarding Commission member attendance. It was suggested that Commission members should attend at least 75% of the meetings each year. If a member's responsibilities change and they can't honor their commitment to the Commission, they should resign.

Chad Adams commented on how nice the tree lighting ceremony and activities were.

Adjournment

Joe Stoyack moved, seconded by Sally Winterton, to adjourn at 7:42 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary