



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

April 13, 2023

6:00 p.m. Workshop,

7:00 p.m. Meeting

Minutes

Approved

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

6:00 p.m. Workshop

Attendees:

Sally Winterton, Chair; Chad Adams, Jim Dewees, Jeff Smith
Gwen Jonik, Planning Commission Secretary

Sally Winterton called the Workshop to order at 6:16 p.m. The group reviewed the current residential district uses. Discussion included: the concept of an agriculture preservation overlay; affordable housing – is that subsidized housing, perhaps in the Planned Industrial/Office (PI/O) district, are there grants for that; in-law quarters – allowed if attached to an existing house; if detached, can that be considered a customary residential accessory use? For family only and detached, there should be additional approvals required. Make sure the references are crossing each residential district.

The Workshop was adjourned at 6:56 p.m.

7:00 p.m. Meeting

Attendees:

Sally Winterton, Chair; Chad Adams, Jim Dewees, Ravi Mayreddy, Jeff Smith
MaryLou Lowrie, P.E., Gilmore & Associates
Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Stephen Fean, Joe Stoyack

Sally Winterton called the Meeting to order at 7:00 PM as a quorum was present. There were 7 citizens in attendance.

301 Park Road / P.J. Reilly Headquarters – Revised Preliminary Land Development Plan

Monica Sweeney, P.E., Wilkinson & Associates, summarized the project, then discussed Gilmore's April 7, 2023 review letter, which included all of the consultants' comments.

The parcel currently contains a ranch house. PennDOT recently expanded the turnpike bridge adjacent to the parcel. The project is to construct a building to consolidate P.J. Reilly's work and office space – part office space, part garage, and will include a storage yard for equipment, public water and public sewer, stormwater management on site, with a retaining wall around the site and slightly into the existing basin. There will be 1 above-ground basin and 3 in-ground basins, with an Operation & Maintenance Agreement for the basin. They'll seek variances for encroaching the rear yard setback, for the front parking lot being within 25' of the ultimate right-of-way and for the storage area in the front yard. They have approximately 40 employees – about half work in the office, the other half go right to the job sites. They will seek waivers from providing sidewalks, as the trail is across the road, regarding the stormwater management setback – they're proposing a larger basin to retain the water and release it slower, and from providing all the required landscaping as there isn't enough room. They propose fewer plantings but plants with larger caliper and taller and include existing plants in the count. Commission members suggested a tree inventory be done, determine

what trees would remain, and to make sure the storage area is well-screened. They discussed the Applicant seeking the variances with the Zoning Hearing Board before the Commission considers any recommendations to the Board.

Jeff Smith moved that the Planning Commission recognizes the Applicant's waivers and variances, that the Commission has no objections, no contest, to the variances and agrees with the waivers, and that the Applicant will comply with all other comments in Gilmore's review letter. The waivers include no sidewalks and to not provide all the required plantings, but screening to the fullest extent on the Lot. Jim Dewees seconded, and the motion carried unanimously.

Ms. Sweeney advised they will seek the variances from the Zoning Hearing Board before returning to the Planning Commission.

100 Greenridge Road Preliminary Land Development Plan

Alyson Zarro, Esq., representing Toll Mid-Atlantic, introduced Toll's Preliminary Land Development Plan for 100 Greenridge Road, proposing 64 single family dwellings. The Zoning Hearing regarding construction in steep and prohibitive slopes began last evening and will continue May 31, 2023. The Preliminary Plan has much more detail than the plans that were submitted for the conditional use hearings and the zoning hearing. There are 8 waivers requested.

Ms. Zarro/Toll have provided a waiver from the MPC plan review clock. Ms. Zarro highlighted the changes to the plan since receiving conditional use approval: the spine road width has been reduced to 28' wide, there are only 3 houses proposed at the entrance near Greenridge Road – the other lot has been moved to the top, there's a village green and tot lot, some trails were removed, the western property line will have a 50' undisturbed buffer – all grading will stop at the property lines, sidewalks are on both sides of the streets, there's a 10' landscaped buffer along the Shea Lane properties, the existing wire fence will remain and be the responsibility of the homeowners association, the emergency access from Lauren Lane is delineated with bollards which will be coordinated with the fire marshal or fire company, the grade of the road will be 10% or 11%, and the extra disposal field is to be kept in reserve.

Gerry Stein, Greenridge Road resident, questioned the waivers, approval process, and difference between waivers and variances. Commission members and Ms. Zarro answered his questions.

Steve Egnaczyk, Stonehedge resident, commented the topographic map he was viewing was outdated and Toll should have to update it for accuracy of existing conditions. Ms. Zarro will check with Toll about the latest survey and the data it was based upon.

Sue Quake, Lauren Lane resident, questioned the number of waivers. Ms. Zarro advised that the number of waivers is dependent on the size and complexity of each development.

Chad Adams moved, seconded by Jim Dewees, to accept the Preliminary Plan for consultants' review. The motion carried unanimously.

Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees, to approve as presented the minutes of the March 9, 2023 Planning Commission meeting. The motion carried unanimously.

Gerry Stein questioned the result of the discussion regarding Airbnbs. He was advised that it was just a discussion, no result.

Meeting Updates

Environmental Advisory Council (EAC). Jeff Smith reported the EAC is investigating a single-use plastic ban but they're concerned what that would mean for local businesses; an E-waste and shredding event is scheduled for May 20; they're looking into adopting a road for cleanup.

Historical Commission (HC). Gerry Stein reported in David Colajezzi's absence that the stucco has been removed from the Fetters farmhouse; the HC is working on an historic resource protection plan and whether it'll be for the villages or township-wide; Sally Winterton advised the Township will again be on the County's Town and Village Walk summer program; and Gerry reported the HC will also participate in The Life & Times of the Struble Trail in May and the Township Block Party in June.

Active Transportation Plan (ATP). Sally Winterton reported in Steve Fean's absence that a public survey will be crafted for residents to complete regarding traffic issues -- trail connections, fitting in bicycle lanes, swapping Route 100 with Graphite Mine Road, etc. There will be a public meeting May 17 to start the process.

Gerry Stein asked if the Commission had reviewed the draft Historic Resource Protection Plan. Gwen Jonik advised that several Commission members had comments and they would be forwarded to the HC.

Sally Winterton announced the next scheduled meeting is May 11, 2023. Gwen Jonik advised she wouldn't be in attendance.

Open Session

Sally Winterton commented that with increased interest in community gardens, is that topic for the homeowners' associations (HOA) to promote and 'install'. It is believed that each HOA would have to determine the level of interest and where it could be located.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 8:57 p.m. All were in favor.

Respectfully submitted,

Gwen Jonik,
Planning Commission Secretary