



Upper Uwchlan Township
Board of Supervisors Workshop
June 13, 2023
4:00 p.m.
Minutes
Approved

Attendees:

Sandy D'Amico, Chair
Jenn Baxter, Vice-Chair
Andy Durkin, Member

Kristin Camp, Esq., Township Solicitor

Tony Scheivert, Township Manager
Gwen Jonik, Township Secretary
Rhys Lloyd, Director of Code Enforcement
Anthony Campbell, Zoning Officer
Dave Leh, Township Engineer
Tom Jones, Police Chief

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Sandy D'Amico called the Workshop to order at 4:00 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the Workshop. There were 3 citizens in attendance.

241 and 245 Park Road Sketch Plan Introduction

Allan Zimmerman, Commonwealth Engineers, introduced a sketch plan proposing a 2-story, 6,000 SF daycare center (6-weeks through Pre-K) at 241-245 Park Road, in the C1 Village Commercial District. They will need conditional use approval and they'll need some modification to the number of parking spaces - they're proposing 39 spaces, similar to other "Ducklings" parking (32-35 spaces). Kristin Camp, Esq., said they will need to provide data to support the lower number of spaces. They do not believe there will be traffic issues with the timing of Windsor Academy across Park Road. Mr. Zimmerman said they'll submit a conditional use application. Tony Scheivert advised them to be conscience of the village architecture.

138 Moore Road Introduction of Proposed Art Studio Use

Justin Smith, 138 Moore Road property owner, purchased the property in 2016 and had been operating a business in the barn. He would now like to rent the barn to folks in the Arts. An Art Instructor, a retired schoolteacher, who currently has classes offered to all age ranges would like to operate her studio in the barn. They're inquiring what's necessary to do that and be in compliance with zoning regulations. The busiest day is Saturday, though she does some workshops for teens some afternoons. The current maximum allowed at Moore Road is 4 students – she'd like to be able to have 10 students in a class. Saturdays 10-12 adult classes; 12:30-1:30 pre-school; 2:00-4:00 elementary aged; pottery 5-7 adults. Anthony Campbell, Zoning Officer, advises the Ivystone development plan states a home occupation in the barn could be okay and an art studio up to 4 students with 1 assistant. This could be an adaptive reuse of an historic structure through conditional use approval. The property includes a converted bank barn, utilized as a gallery setting and studio; a barn apartment, where Mr. Smith lives; a cottage dwelling; the principal stone farmhouse is separate and addressed separately. There are 9 parking spaces – rustic, not lined. Most students get dropped off. The next step, per Anthony, is to submit a conditional use application.

Discussion ~ Modification of the 75' wetland buffer setback requirement

Kristin Camp, Esq., led discussion of the Supervisors potentially modifying the wetland buffer setback. There had been an optional requirement in the 2014 Storm Water Management ordinance, and we tried to match our riparian buffer setback that was already in the ordinance. Dave Leh suggests reducing the wetland buffer setback to 25', to be consistent with the regulations in our

Subdivision/Land Development and Zoning Ordinances. The Storm Water Management Ordinance could be revised to 25' setback from wetlands and 75' from top-of-banks for streams and water bodies. That would bring consistency to the various Sections of our Codes. We don't have to revise it, though, as the goal is protection of the wetlands. If we want to keep it more restrictive, developers will ask for a waiver. Once the particular situation is explained, the Board can determine whether to grant the waiver request. As an aside, wetlands aren't always wet all the time. Some Supervisors favored being consistent; others favored hearing individual situations as they arose. The conclusion was to table the topic for the time being.

Commercial zoning district uses

The Board tabled this discussion to a future meeting.

Draft Alternative Energy Ordinance Amendments

Kristin Camp reviewed the ordinance amendment with the Board but didn't have the draft of the changes. The draft will be circulated and considered later in the year.

Open Session

Tony Scheivert commented on an accident at Ivystone Drive and Moore Road and commended the Public Works Department as one of our crew drove the ambulance.

Gerry Stein, Greenridge Road resident, requested an update of potentially outlining the foundation of the Dorlan Mill miller's house as part of the Struble Trail extension project. Tony Scheivert advised he has contacted DCNR but they haven't yet connected.

Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 4:50 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary