



Upper Uwchlan Township
Board of Supervisors Workshop
July 11, 2023
4:00 p.m.
Minutes
Approved

Attendees:

Sandy D'Amico, Chair
Jenn Baxter, Vice-Chair

Tony Scheivert, Township Manager
Gwen Jonik, Township Secretary
Lindsay Yeager, Assistant to the Township Manager
Anthony Campbell, Zoning Officer
Tom Jones, Police Chief
Dave Leh, Township Engineer
Kristin Camp, Esq., Township Solicitor

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

Sandy D'Amico called the Workshop to order at 4:02 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the Workshop. There was 1 citizen in attendance.

Planning Commission Appointment

Sandy D'Amico announced that the Board met earlier today with Vikas Harjani, candidate for appointment to the Planning Commission. Sally Winterton, Chair, and Joe Stoyack, Vice-Chair, had met with Mr. Harjani and recommended his appointment. Jenn Baxter moved, seconded by Sandy D'Amico, to appoint Vikas Harjani to the Planning Commission. A term on the Commission is 5 years. Mr. Harjani is filling a mid-term vacancy and his term will expire December 31, 2027. The motion carried unanimously.

Commercial Zoning District Uses

C-1 Village Commercial District. The Board reviewed the revisions made by Kristin Camp, Esq., which were discussed and decided by the Board at their February Workshop. Anthony Campbell requested a revision to the introduction of the By-Right Uses (§200-33.A.) to strike the words "only one" from the paragraph so that multi-use or multi-tenant buildings with by-right uses don't have to come through conditional use each and every time. The Board and Ms. Camp agreed to the request.

Conditional use ~ mixed-use dwelling. A mixed-use dwelling is no longer allowed by right in the C-1 District. Discussion included changing the language or definition that a mixed-use dwelling can only be on the 2nd floor. Other limiting factors were discussed: building code limits room size, building height limits - the size of the building, number of parking spaces limits. It was agreed that Ms. Camp will move "mixed-use dwelling" to the by-right section as long as the dwelling space is on the 2nd floor of the building.

Commercial accessory use. Following discussion, it was decided to retain the text for 'accessory use'.

Special exception. Following discussion, it was decided to retain the text for special exception.

Suggested edits to definitions in Township ordinances. Kristin Camp had suggested revisions to several definitions, and a few additional definitions.

1. Add a definition for "municipal use". Remove "municipal use" from the governmental use definition.
2. Add a definition for "parking garage"
3. Add a definition for "parking lot, surface"
4. Remove the definitions for active recreation and passive recreation and add a "recreational uses" definition.
5. Add a definition for "hookah bar/lounge"

Discussion of the C-3 Highway Commercial District uses was tabled until Andy Durkin could participate.

Open Session

Gerry Stein, Greenridge Road resident, inquired if the Township had explored Natural Lands' offer to give to the Township, rather than the State, the parcel that Natural Lands had recently purchased at Dorlan Mill. Tony Scheivert advised that he and Jack Stefferud of Natural Lands hadn't yet connected. Sandy D'Amico advised that the Supervisors hadn't yet discussed the topic.

Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 4:53 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary