



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

September 14, 2023

7:00 p.m. Meeting

Minutes

Approved

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

Attendees:

Sally Winterton, Chair; David Colajezzi, Jim Dewees, Vikas Harjani, Jeff Smith

MaryLou Lowrie, P.E., Gilmore & Associates

Gwen Jonik, Planning Commission Secretary

Absent: Chad Adams, Stephen Fean, Ravi Mayreddy, Joe Stoyack

Sally Winterton called the Meeting to order at 7:00 p.m. and welcomed new member, Vik Harjani. A quorum was present. There were 2 citizens in attendance.

Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees, to approve as presented the minutes of the June 8, 2023 Planning Commission Meeting. The motion carried unanimously.

164 Byers Road / QBD Ventures Preliminary-Final Land Development Plan

Alexander Mundy, DL Howell, was representing property owner Peter Rodgers for this land development plan dated December 2020 and last revised August 4, 2023. Proposed is a 2,200 SF footprint 2-story office building with 22 parking spaces (as required) on a currently vacant 0.7-acre lot on Byers Road, across from the "Fieldstone at Chester Springs" senior living facility that is under construction. The Plan had received approval in August 2010 but that approval has expired. Previously granted waivers are again requested.

Mr. Munday advised that the curb radius is less than 35', a retention bed is being used for stormwater management as it's a small lot, the previous building was demolished, there are public water and public sewer connections, they've received a current PennDOT highway occupancy permit – striping, new curb; the 2010 plan was approved but not recorded, there is a driveway easement agreement to serve the 2 lots behind this parcel.

The Planning Commission reviewed Gilmore & Associates' September 11, 2023 review letter and questioned the waiver for the landscaping requirements. Since it is a small lot, they can't fit all of the required plantings. They are proposing a long detention basin that will slowly release the water for the stormwater management, and they're a 16" deep underdrain instead of the 18" required because that would be deeper than the inlet and it wouldn't drain. They are meeting the flow reduction, not infiltration.

Mr. Mundy advised they'll comply with all the other comments. Sally Winterton called attention to the proposed lighting fixtures and advised Mr. Mundy that while the Township is updating the Village Concept Plan and Village Design Guidelines, we might want to continue the village light fixtures from Eagle into Byers historic village, along the sidewalk.

Jim Dewees questioned the architecture/design of building being consistent with the other buildings in Byers historic village. Mr. Mundy replied the design would be consistent.

Other discussion and comments included:

The proposed landscaping will provide a nice buffer with the neighbors;
There are a few questions so perhaps only approve preliminary plan approval;
The vegetation right at the driveway might create sight-distance issues.

Jeff Smith moved to recommend granting only the waiver for combined preliminary/final plan approval. Jim Dewees seconded. Discussion included members not recalling the architectural design of the building and several other points. They'd like to see some of the original 2021 presentation. Mr. Smith withdrew his motion.

Jeff Smith moved to recommend preliminary plan approval with a condition that the developer return with architectural renderings before they consider recommending final plan approval. Sally Winterton added that the developer review the existing Village Design Guidelines as they draft a design.

Jeff Smith moved to not recommend granting the waiver for preliminary-final; he is comfortable with preliminary plan approval but would like to see elevations prior to final approval. David Colajezzi seconded the motion. Sally Winterton amended the motion to just recommend preliminary plan approval only and leave the elevations separate. Mr. Mundy noted that 2 elevations had been sent previously and one of those would most likely be the design. The motion carried with four (4) in favor and one (1) opposed (Deweese).

Regarding the remaining waivers, the Commission is not supportive of the partial waiver for a modified landscape plan, they do not favor the reduced plantings and placement of a tree right by the driveway.

Jeff Smith moved to recommend granting only the following waivers:
to permit the 35' curb radius;
to permit the construction of a structure in the riparian buffer;
to not provide the required stormwater runoff volume reduction;
to provide an underdrain that is less than the minimum 18" below the foundation.
Vikas Harjani seconded, and the motion carried unanimously.

Sally Winterton noted that when DL Howell is ready to return to the Planning Commission, they should have reviewed the existing Village Design Guidelines and the building should be compatible with the adjacent Byers Station Historic District -- Victorian, not palladium – and they'd like greater detail regarding the landscape design.

Meeting Updates

Environmental Advisory Council (EAC). Jeff Smith reported the EAC was going to have a roadside litter cleanup September 16 but it's being postponed; they're hosting a shredding/e-waste event October 14; they reviewed an amendment to the Alternative Energy Ordinance; they'll participate in Trunk or Treat and the annual Tree Lighting Ceremony.

Historical Commission (HC). David Colajezzi reported a lecture on Warwick Furnace September 24; he and Jim Dewees met with the HC a few months ago to discuss the Historic Resource Protection Plan; they hosted one of the County's summer walking tours; there are 2 vacancies, and there are 2 candidates; the historic resource inventory update is being reviewed; the Upland Farm farmhouse is getting new electric.

Active Transportation Plan (ATP). Sally Winterton reported that there's a public workshop September 27 at the Barn at Upland Farm where the information from the public survey and other types of input will be presented.

Next Meeting

Sally Winterton announced the next meeting is October 12, 2023, 7:00 p.m. There might be a 6:00 p.m. Workshop for ordinance review and discussion.

Open Session

Gwen Jonik advised the Board of Supervisors will authorize advertising of the Alternative Energy Ordinance amendments for adoption at their October meeting; the last summer concert is postponed to September 17.

Gerry Stein asked for news of the proposed warehouse at the 'Happy Days Farm' on Route 100 in Uwchlan Township. Jeff Smith advised that it had been approved and the developer hopes to start construction this Fall. Nothing is happening right now with the proposed warehouse at Lionville Station Farm - it was only a sketch plan, but they have to do something by November or the Agreement of Sale expires.

Gerry Stein advised that a tour of some of the Milford Mills ruins is being offered in October by the Marsh Creek State Park Ranger. It'll be open to anyone.

David Colajezzi asked when Celebree School plans to break ground (on Byers Station Parcel 5C Lot 2B). Jeff Smith noted nothing is happening yet but they hope by Spring 2024.

Adjournment

Jim Dewees moved, seconded by David Colajezzi, to adjourn at 8:33 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary