



Upper Uwchlan Township
Board of Supervisors Workshop
December 12, 2023
4:00 p.m.
Minutes
Approved

Attendees:

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

Tony Scheivert, Township Manager
Gwen Jonik, Township Secretary
Lindsay Yeager, Assistant to the Township Manager
Rhys Lloyd, Codes Enforcement Officer
Anthony Campbell, Zoning Officer
Tom Jones, Police Chief

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 4:00 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the Workshop. There were 2 citizens in attendance.

770 Pennsylvania Drive Conditional Use Application

Neal Fisher, Hankin Group, introduced the project. KoKo Medical would like to manufacture a cervical closure device in a portion of an existing building in Eagleview Corporate Center, 770 Pennsylvania Drive. Essential Medical was already a tenant. The use is allowed via conditional use approval. KoKo Medical would use approximately 20,000 square feet of the building, and potentially expand. There will be 35 employees working 1 day shift Monday-Friday. January 9, 2024 is the targeted Hearing date.

Resolution ~ Delinquent Tax Collection Attorney's Fees

Sandy D'Amico announced the consideration of this Resolution regarding delinquent tax collection attorney's fees would be tabled to a future workshop or meeting.

C-3 and LI Zoning District Uses – Discussion

The Board reviewed and discussed the by-right, conditional use and accessory uses in the C-3 Highway Commercial Zoning District and the LI Limited Industrial District, in a document dated December 9, 2022 which was prepared and reviewed by the Township's Planning Commission. Anthony Campbell advised that by-right uses in the C-1 Village Commercial District are allowed in the C-3 District, and by-right uses in C-1 and C-3 are allowed in the LI District.

In the C-3 Zoning District uses, the Board agreed that "passenger station for public transportation" should be removed from by-right use (1) in the document as it is redundant with use (10). In the conditional use section, use (8) "sale or bulk storage of coal, petroleum or other fuels, excluding, however, combustible trash or waste" should be retained and not stricken.

In the LI Zoning District uses, by-right uses A. and B. should be combined and in B. remove the word "light". By-right use G. Wholesale warehouse, and distribution, adding self-storage units was discussed. Kristin Camp advised the definition for wholesale warehouse, and distribution, could be changed to include self-storage units.

Both Kristin Camp and Anthony Campbell will work on definitions.

Open Session

Neal Fisher and Bob Hankin offered comments regarding the design of properties for redevelopment; achieve aesthetics goals instead of starting off with density; Chester County median income is \$80-\$95,000; the office space market is changing and some companies are not renewing office leases; they're reducing the width of and extending Constitution Drive from Eagleview Boulevard to Pennsylvania Drive; consider intermixing residential in the Upper Uwchlan's part of Eagleview; help keep tenants in the office and lab spaces; pocket residential within existing buildings; people want to walk or bike to work if they're going to the office; affordable housing; workforce housing; conventional apartments; they'd like to provide a service in Eagleview for affordable housing, perhaps a portion on Lot 1B; if they get state or federal funding, there is a certification process so that the residents make under a certain amount of money; deed restrictions on the property; the developer gets tax credits and that's how they can build the building; also some market rate and some affordable housing units; work on PI Planned Industrial/Office zoning; employees like to live near work, have a shorter commute and can walk to lunch or shopping; senior housing, as well. Neal Fisher also talked about projects in other municipalities and plans for a market and apartments above it in Towne Center.

Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop
at 5:43 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary