



UPPER UWCHLAN TOWNSHIP

Planning Commission

May 9, 2024

6:00 p.m. Workshop

7:00 p.m. Meeting

Minutes

Approved

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

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Steve Fean, Jeff Smith

Anthony Campbell, Zoning Officer (Workshop)

Mary Lou Lowrie, P.E., Gilmore & Associates (Meeting)

Gwen Jonik, Planning Commission Secretary

Absent: Jessica Wilhide, Taylor Young

Sally Winterton called the Workshop to order at 6:00 p.m. There was 1 citizen in attendance.

C1, C3, LI Zoning District Uses Ordinance Amendments

The Commission is reviewing a draft dated April 22, 2024, prepared by Kristin Camp, Esq., Township Solicitor, which addresses the Commission's recommendations from the April meeting, as well as the County Planning Commission's comments. The question this evening is where to allow passive and active recreation. Discussion included: that passive recreation be allowed by-right in C1, C3, and LI; active recreation should be allowed by-right in C3 and LI, and by conditional use in C1; is this for township-owned recreation areas or private property owners; would be private property owners; we'd like businesses, for tax base.

Jeff Smith moved that the revisions to date are accepted by the Commission and that passive recreation be allowed by-right in the C1, C3 and LI Districts and active recreation be allowed by-right in C3 and LI and by conditional use in C1 District. Jim Dewees seconded. The motion carried unanimously.

Jeff Smith moved to recommend that the April 22, 2024 draft ordinance with the recreation-related amendments voted upon this evening be forwarded to the Board of Supervisors for approval as amended. David Colajezzi seconded. The motion carried unanimously.

Short-term Rentals Ordinance Draft

Anthony Campbell explained that the Board was interested in regulations for short-term rentals, such as AirBnBs. A draft ordinance was prepared by the Township Solicitor proposing short-term rentals could be allowed via conditional use in the R1 and R2 Zoning Districts, include minimum standards for safety, parking, occupancy, annual registration and safety inspections, and licensing for AirBnBs. These regulations would be enforceable by the Zoning Officer; he'd verify minimum safety standards.

Discussion included:

1. Add “upon reasonable notice periodic inspections can occur in between”;
2. would these need a temporary signs allowance (they’d have to meet sign regulations for residential zones and HOAs);
3. would number of guests per bedroom include sofa beds (no, it’s not in a bedroom)
4. is this for primary residence, accessory buildings (primary residence / principal use)

The Commission would like to discuss this further at the June Workshop.

The Workshop was adjourned at 6:55 p.m.

7:00 p.m. Meeting

Sally Winterton called the meeting to order at 7:00 p.m. There were 3 citizens present.

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

Joe Mongeluzi of Wilkinson Apex noted the project was first before the Commission in December 2022. The engineering firm who began the project, Wilkinson, merged with Apex Engineering, and the engineer working on the project has since left the company. Mr. Mongeluzi and Steve Bocker have been working on it. The project also needed zoning variance(s). That Hearing was conducted in August 2023. The revised plans set is dated March 28, 2024. The project is to combine P.J. Reilly’s shop and office to one location.

They are seeking 2 waivers: to not install sidewalks and relief from tree planting requirements.

Due to the size of the existing stormwater basin and size of the site, there isn’t enough room to plant all the trees and shrubs required. There is a trail across Park Road from the project.

Discussion included: provide adequate screening to protect Heather Hill neighbors and passersby from seeing the storage area; locations for the required number of trees/shrubs; the light poles will be 15-20’ tall, 15’ preferred, and the plan will be revised to correct spillage at Heather Hill intersection; they can comply with most of the consultants’ comments; they’ll remove the portion of the retaining wall that is in the Township right of way; they’re not planning to store vehicles other than what is inside the garage; the storage yard is for materials; they meet the required parking for employees and the use; a chain link fence is proposed for the storage area – slatted fencing is preferred by Commission; the first floor will be parts and such for the equipment and the second floor is the office – is second floor ADA accessible?; the existing rancher will be demolished and materials would be hauled off site; the aesthetic of the proposed building is a pole barn with no integration of the surrounding character; the business is a site construction company – dump trucks, low-boy for hauling backhoes and bulldozers, contained in the building; there is a fuel storage area, above-ground dual-contained tanks to the rear of the building, enclosed partially with concrete to contain spills; unsure if building will be sprinklered; where will vehicles be stored overnight if there’s no room in the garage?; concern with the 70’ long low-boy making turns in/out, doesn’t have maneuverability from each direction; usual start time @ 6:00 or 6:30 a.m.; the consultant had suggested in lieu of the required plantings, perhaps native species could be planted in the sedimentation basin, however, the Commission doesn’t favor that idea, preferring the trees and shrubs be planted along the front of the property to block the site from view; they’ve reduced the 4 stormwater management measure to 2 – underground system with manholes at the surface – 1 in the front, 1 in the back; some stormwater structures are in the setbacks so they should request a waiver.

Leah Seace, Lila Lane resident, commented on the impact of the large equipment on Park Road, noise at 6:00-6:15 a.m. at the trucks start up, employees vehicles will be parked there, the shipping containers for storing the materials won’t be adequately screened with fencing – it won’t be tall

enough, the truck/trailer combination pulling on to Park Road looks like it would cross the center line, and some of the information this evening conflicts with the Zoning Hearing testimony. Gerry Stein, Greenridge Road resident, asked to see the building architecture.

Mr. Mongeluzi and the Commission will request Mr. Reilly attend the June Planning Commission meeting to answer the questions raised this evening. Commission members request the Fire Marshal provide comment on the fuel tanks, and the architecture is unacceptable.

Byers Station Parcel 5C Lot 2B Commercial ~ Amended PRD Plan

Alyson Zarro, Esq., Chris Puzinas – Bohler Engineering, and Guy DiMartino – TPD, were present. Ms. Zarro advised the Applicant has been actively marketing the property but has revised the previously approved Plan to just 2 buildings – a 10,500 SF daycare center in the same spot with play area relocated to the north end (5,500 SF play area) and a 10,500 SF 6-store pad, 80 parking spaces plus 8 in reserve. They withdrew the previously approved phased plan – the proposed drive-through restaurant on the northern portion of the parcel is removed and there is nothing else planned on the parcel at this time. If they want to further develop the parcel in the future, they'd have to come back for another approval.

The Commission suggested they expand the play area for the daycare center.

Discussion included: the retail building has fewer bays - only 6 now; the architecture of the school remains the same as approved with the initial land development approval; protect the playground from Route 100 traffic – add bollards; the fencing around the play area is probably a nice vinyl fence and State licensing for the daycare will dictate the height of fence; the master stormwater plan already exists; minor grading is needed; they'll comply with the consultants' comments; they'll put the curbing in where Iris Lane was supposed to extend to Route 100; there's no longer a left turn in to the development from southbound Route 100; Begonia will remain a private road and there's already an agreement for that between the Villages at Chester Springs, the Enclave at Chester Springs, and Parcel 5C 2B owners; there are a few tenants interested in the retail spaces, including Jersey Mike's; trash and recycling area doesn't seem adequate for 10,500 SF school and a restaurant – they'll look at adding a second trash and recycling area.

Jeff Smith moved to recommend approval to the Board of Supervisors of the Plan as submitted with the addition of protective bollards between the playground and Route 100/Pottstown Pike and inclusion of another receptacle for trash/recycling disposal. Joe Stoyack added another condition of withdrawing the prior plan for this Lot including the Route 100 ingress/egress. Jeff Smith accepted the amendment, Joe Stoyack seconded, and the motion carried with 6 in favor and 1 abstention (Deweese).

Meeting Updates ~ Reports

Environmental Advisory Council (EAC). There was no report. Sally Winterton noted the EAC had a successful Earth Day celebration.

Historical Commission (HC). David Colajezzi mentioned the "Know Your Barns" lecture May 22 at Upland Farm Park and the County Town Tour/Walk is June 27 at Upland Farm Park – volunteers are needed.

Village Design Guidelines / Village Concept Plan (VDG/VCP). Sally Winterton noted the next meeting is late May.

Comprehensive Plan Update (CompPlan). Sally Winterton advised that the consultant is working on the mission/vision.

Approval of Minutes

Jim Dewees moved, seconded by Jeff Smith, to approve the April 11, 2024 Meeting minutes as presented. The motion carried unanimously.

Sally Winterton announced the next meeting is scheduled for June 13. A Workshop will be held at 6:00 p.m. to review the short-term rental ordinance draft and potential amendments to the landscape design ordinance.

Open Session

Joe Stoyack requested the traffic engineer attend the next CompPlan meeting to discuss the transportation chapter regarding traffic studies and recommendations.

Steve Egnaczyk made comment that some traffic studies don't seem to represent the reality.

Gerry Stein commented on sign regulations.

Sally Winterton commented on the timing of the light at Ticonderoga Boulevard.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 9:03 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary