



UPPER UWCHLAN TOWNSHIP

Planning Commission

October 10, 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, Jeff Smith

Anthony Campbell, Zoning Officer (Workshop)

Gwen Jonik, Planning Commission Secretary

Absent: Stephen Fean, Jessica Wilhide, Taylor Young

Sally Winterton called the Workshop to order at 6:04 p.m. There was 1 citizen in attendance.

Planned Industrial / Office (PI/O) and Residential Zoning Districts Uses ~ Review.

Joe Stoyack had prepared documents detailing the PI/O and Residential zoning district uses. The PI/O district is the Eagleview Corporate Center and it's heavily populated with labs and research. The Board of Supervisors is interested in commercial development rather than adding residential in the PI/O. They desire a broader range of assembly, manufacturing, servicing, commercial business. The Hankin Group could redevelop the Bentley property – their parking lot -- because they just bought it back. There are only a couple undeveloped parcels yet.

Discussion included what types of manufacturing would we like to see, or not see?

Light Industrial District uses, especially if manufacturing, could be added to PI/O.

Several existing businesses receive materials, assemble them and ship them out or sterilize the materials/pieces and send them back to their customer.

What materials are not desired in the township -- explosives or highly flammable materials.

Discussion of the PI/O Zoning Ordinance included:

200-49.A. Expand types of manufacturing, assembling and servicing – perhaps remove “electronic equipment only”

200-49.A.1. Move A.1. medical marijuana grower/processor to 200-49.L.

200-49.E. add restaurants that can stand on their own – for public, not just employees

200-49.H. is there another term for “nautilus”? [gym or multi-function gym equipment]

200-49.I. add “as amended from time to time” or “current standards of the Society of Toxicology” [Gwen to see if she can find out why animal research was added]

200-49.L. remove the word “existing” and add medical marijuana grower/processor

200-49. – Uses authorized as a conditional use

200-49.M. add assembly

200-49.M.(3) building height – Anthony Campbell noted HVAC isn't considered part of the building. And elevators may or may not be needed for multiple floors depending on the use.

200-49.M. perhaps add (5) for affordable housing? Is there a solid, standardized definition for “affordable housing”. How is this mandated / can it be mandated? Public transportation is typically needed.

We'll pick up here next time.

7:00 p.m. Meeting

Sally Winterton called the Meeting to order at 7:02 p.m. A quorum was present.

500 Pottstown Pike Preliminary Land Development Plan

Alyson Zarro of Riley Riper Hollin and Colagreco introduced a preliminary Plan for Rockhill Real Estate Enterprises XVII LP, dated August 1, 2024, proposing a 45,774 SF vehicle service center at 500 Pottstown Pike, currently a vacant lot. The project received Conditional Use Approval in July for a service center and storage lot and received zoning relief to disturb the prohibitive steep slopes (manmade). They would ultimately like a full-service dealership. They're far enough in the planning process that all will be contained in 1 building on the site. The building footprint includes the service center to start and room for the dealership in the future, 358 outside parking spaces, and an area for vehicle storage. The building is larger than it was proposed at conditional use. The traffic study is being updated this Fall and they're re-evaluating it as a dealership as well, which may help get a traffic signal at Font Road and Route 100. They'll seek another conditional use approval for the dealership use in the near future. The stormwater management and landscaping are fully engineered with the preliminary Plan.

Sally Winterton asked if architectural elevations are available. Ms. Zarro replied they've changed several times and she hopes to bring them when they return for the consultants' reviews.

Joe Stoyack asked if the adjacent 4-acre lot of the Senn property is going to be part of this. Ms. Zarro replied they'll clean up the property and may use the existing building, perhaps another dealership.

Jeff Smith asked about waivers. Ms. Zarro replied they'll have to be discussed along with the consultants' comments; they are looking forward to landscaping feedback.

Gerry Stein questioned the requested waiver from providing a historic resource impact statement (HRIS). Ms. Zarro noted the history of the John Keely house (WSFS Bank) is already documented and they will discuss the “new” impact, the John Keely barn (Styer Propane), with the Historical Commission, but will address retaining the buffer along Route 100 with additional landscaping. It would be a partial waiver from the HRIS because the history has already been done

Joe Stoyack moved, seconded by David Colajezzi, to accept the Preliminary Land Development Plan for consultants' review. The motion carried unanimously.

Meeting Updates

Environmental Advisory Council (EAC). Sally Winterton noted the EAC held an e-waste and shredding event at the Public Works facility.

Historical Commission (HC). Gerry Stein advised the HC hosted a lecture late September regarding native Americans; a lecture is scheduled for December regarding the history of Milford Mills; they plan to open the Upland Farm farmhouse / museum the last Sunday of each month. The first open house will be October 27 and they'll have a presentation and displays as they did for the block party.

Comprehensive Plan (CompPlan). Joe Stoyack advised that the CompPlan is heading to the Board of Supervisors for introduction and review. The Historic Resource Protection Plan (HRPP) is part of the CompPlan and the Planning and Historical Commissions could start working on an historic preservation ordinance. Perhaps Joe and David Colajezzi could meet with the HC to work on that.

Approval of Minutes

The September 12, 2024 Planning Commission Meeting's minutes included the Planning Commission's (PC) recommendation for approval of 480 Pottstown Pike's Minor Subdivision Plan, including granting a waiver from prohibiting further subdivision. This recommendation was discussed again this evening to clarify the waiver recommendation. The PC's recommendation is to deny the waiver for Lot 1 (prohibit) and grant it for Lot 2 (allow). The September 12, 2024 meeting minutes correctly reflected the recommendation.

The Township Solicitor is of the opinion that merging Lot 1 of 480 Pottstown Pike with the 500 Pottstown Pike parcel would be considered a subdivision – a reverse subdivision -- so the waiver should be granted.

Jeff Smith moved, seconded by Chad Adams, to approve as presented the minutes of the September 12, 2024 Planning Commission meeting. Sally Winterton noted there was a typo on page 3 – the word “to” needs to be added to a sentence and Gwen Jonik noted the misspelling of “Adams” on page 2. Both typos will be corrected. The motion carried unanimously.

Sally Winterton announced the next PC meeting is November 14. Gwen Jonik advised she won't be attending and will see if a co-worker can attend.

Open Session

Joe Stoyack asked the status of the appeal for 100 Greenridge Road. We'll check with our Solicitor.

Adjournment

Joe Stoyack moved, seconded by Jeff Smith, to adjourn the Meeting at 7:40 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary