



## UPPER UWCHLAN TOWNSHIP

Planning Commission

January 9, 2025

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; Joe Stoyack; Chad Adams, David Colajezzi, Jim Dewees, Steve Fean, Jessica Wilhide, Taylor Young

Gwen Jonik, Planning Commission Secretary

Absent: Jeff Smith

Sally Winterton called the Workshop to order at 6:00 p.m. There were 2 citizens in attendance.

### Ordinance review

The Commission reviewed amendments to the C-1 Village Commercial District and C-3 Highway Commercial District zoning ordinances, drafted by Kristin Camp, Esq. Ms. Camp had removed discretionary regulations or clarified text in 200-33.B., 200-34.A., 200-34.F., 200-34.H., several sections of 200-36.A.(3), 200-36.B., 200-39.B., and 200-40.A. Joe Stoyack added references to the Village Design Guidelines and the Village Concept Plan.

Discussion of 200-36.A.(1) and (2) regarding the preservation of historic resources and historic resource demolition permits included the following:

Regarding approval of demolition permits, it is not clear who the "Township" is? The Zoning Officer, the Board of Supervisors?

What happens if the Historical Commission's and the Planning Commission's recommendations regarding demolition don't agree?

What does the term "practicable" mean? Is this strictly financial?

The Planning Commission recommends adding the following text to 200-36.A.(2): "... upon *consideration of the* recommendations of the Planning Commission and the Historical Commission."

The contiguous area for on-site sewage disposal in the C-1 and C-3 districts was amended from 10,000 SF to 1 acre. One (1) acre is the *County's* minimum requirement.

Gwen Jonik is to query the Municipal Authority Administrator whether all C-1 parcels are on public sewer and whether the C-3 district at the southern boundary will be connected to the Eaglepointe wastewater treatment facility.

Planned Industrial / Office District ordinance amendments are being discussed in subcommittee for the time being.

Parking / shared parking was briefly discussed. While it's a good concept, it doesn't always work. Neal Fisher commented that parking standards from the 1970s are still in use and need to change, they

need to be more flexible. Discussion included: parking in the village should be open, not reserved, and use signage for specific businesses for a short timeframe. Parking ordinances need to be amended, perhaps to reduce the number of spaces required per use; plan the parking, perhaps with stormwater management measures underneath; redevelop unused parking lots; re-assess current parking.

#### 7:00 p.m. Meeting

Sally Winterton called the Meeting to order at 7:01 p.m.

#### Organization for 2025

Gwen Jonik asked for nominations for 2025 Chair. Chad Adams nominated Sally Winterton. Taylor Young seconded. Sally accepted the nomination and was elected Chair with seven (7) in favor and one (1) abstention (Winterton).

Sally Winterton asked for nominations for Vice-Chair 2025. Jim Dewees nominated Joe Stoyack. Jessica Wilhide seconded. Joe accepted the nomination and was elected Vice-Chair with all in favor.

Jim Dewees nominated Gwen Jonik for Secretary 2025. Jessica Wilhide seconded and all were in favor.

#### Meeting Updates

Environmental Advisory Council (EAC). Jessica Wilhide reported the January meeting was postponed. Historical Commission (HC). David Colajezzi reported they await parsonage rehabilitation cost estimates from Windsor Baptist Church regarding their demolition permit; the quarterly lecture series is going well – they're planning programs for 2025; regarding the historic resource preservation ordinance, it seems Board members do not want a standalone ordinance but rather blend regulations in; and Gerry Stein noted the farmhouse museum openings have been fairly well attended. Planned Industrial/Office District subcommittee. Joe Stoyack noted that he, Jessica Wilhide, Taylor Young and Neal Fisher met in December to talk about the type of businesses Hankin is trying to attract to Eagleview; how other townships are addressing the change in businesses; discussed possible housing solutions, work-force housing. They'll meet again later this month.

#### Approval of Minutes

Jim Dewees moved, seconded by Joe Stoyack, to approve as presented the minutes of the December 12, 2024 Planning Commission meeting. The motion carried unanimously.

Sally Winterton announced the next meeting is February 13, 2025 at 7:00 p.m.

#### Open Session

In follow-up to Kristin Camp's opinion of proposing a fee in lieu of tree replacement during land development, how may those funds be spent -- to plant trees elsewhere in the Township; remove dead trees along the roadside or near power lines; or for general spending? Several members think it would be good to remove dead trees along roadways and power lines. This will be investigated.

Joe Stoyack asked the status of Toll's court case regarding their 100 Greenridge Road project. Gerry Stein noted Toll has appealed the Court's decision.

#### Adjournment

Jim Dewees moved, seconded by Taylor Young, to adjourn at 7:20 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik

Planning Commission Secretary

January 9, 2025 Planning Commission Workshop, Meeting