



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
December 13, 2012
Minutes
Approved

In Attendance:

Bob Schoenberger, Chair; Derald Hay, Shelly Krockner, Jim Dewees, John McTear,
Sally Winterton, Vice-Chair (8:10 arrival); David Midgley, E.I.T. – Gilmore & Associates

Invited Guests:

John Theilacker, Tony Robalik – Brandywine Conservancy
Kathy McCarthy, Chester County Planning Commission
Robert Grabus, Chester County Economic Development Council

Bob Schoenberger called the meeting to order at 7:32 p.m. as a quorum was present, welcomed newly appointed Member, Derald Hay, and advised the meeting order would be altered.

Frame Property - Conditional Use Plan Revised - Alternative A

Toll representatives Paul Boettinger, Walt Schwartz, Mike Downs, and Alyson Zarro (Riley, Riper, Hollin & Colagreco) were in attendance.

Ms. Zarro presented a revised Conditional Use Plan, noted as “Alternative A” Plan and dated November 20, 2012, which could be considered as a whole, or in part with previously presented Plans.

Alternative A reduces to 52 the number of new units proposed on the north side of Little Conestoga Road (LCR), no new units on the parcel to the south side of LCR that adjoins Heather Hill, and 2 new lots on Green Valley Road. A second storm-water basin is added, as is a connection to the Feters Property. A trail crossing is included from the north side to the south side of LCR, the cul de sac has been shortened on Green Valley Road, and includes a driveway/parking area for access to the open space. A left turn lane has been added heading east on LCR, the deceleration lane heading west has been extended, which impacts the stream and riparian buffer, the boulevard entrance has been widened – each lane is 20’ and a 16’ median – and a Zoning Hearing Board Application has been submitted regarding disturbing steep slopes.

Bob Schoenberger asked if Toll had any issues with the Consultants’ comments as detailed in Gilmore & Associates’ December 11, 2012 letter. Ms. Zarro advised the tot lot parcel can be widened as suggested and confirmed there is a flat area suitable for a pick-up game of football and such. Paul Boettinger advised the second storm-water basin was added to accommodate the higher runoff from the wider streets and sidewalks on both sides.

Planning Commission members commented that the lots are quite small, not providing enough space for children to play, and the sidewalks could be reduced to one side of the street, but widened. The reduction in the number of proposed lots, the wider entranceway, and additional traffic-related measures on LCR are steps in the right direction. The 2 lots proposed adjacent to the farmstead on Green Valley Road are not favored.

Mike Downs advised they are trying to comply with all codes, without waivers, and it's possible to incorporate the acceptable parts from each Plan presented.

Further discussion included moving the 2 lots from Green Valley Road to the north side parcel and retaining the larger parcel for the farmstead, removing the second storm-water basin and re-arranging the lots to provide a second tot lot or area of usable open space, the force main will run along Little Conestoga, concerns with the location of the trail crossing on LCR, favoring the 18 parking spaces for the Green Valley Road open space, agreement that open space on the south side of LCR and on Green Valley Road should be dedicated to the Township, is further deterioration of the farmstead being prevented (Toll replied that question should be posed to the property owner/renters), and if the Plan receives approval in the near future, the construction expectation might be 3 years, start to finish.

The Alternative A Plan will be presented to the Board of Supervisors at the Conditional Use Hearing scheduled for December 17, 2012.

Brandywine Creek Greenway – Concept Plan

The Board of Supervisors asked the Planning Commission to provide a recommendation regarding the endorsement of the Brandywine Creek Greenway Concept Plan drafted June 2012 and to continue the work by participating in Phase 2 – the Strategic Action Plan. The Planning Commission had the opportunity to review the concept plan electronically. Jim Dewees commended Brandywine Conservancy for the thoroughness and quality of the Plan, and found it interesting the number of people who have the amount of recreational time noted in the Plan. He agrees with educating property owners and the next generation about agricultural land preservation but it shouldn't be the taxpayers who own/maintain all this open space, but rather the State should be pressured to reform property tax so agricultural production, and open space preservation, can be continued by individual property owners.

John McTear moved, seconded by Derald Hay, to recommend endorsement of the Brandywine Creek Greenway Concept Plan. The Motion carried with four in favor, and one opposed (Dewees).

Comprehensive Plan Update

Tony Robalik reviewed revised population projections – 2010 – 2030. The Planning Commission's and the Delaware Valley Regional Planning Commission's 2020 projections are very close, at just under 13,000, and these more realistic figures should be used.

John Theilacker introduced Bob Grabus, Development Advisor of the Chester County Economic Development Council. Bob advised his role with the Council is to assist in locating sites of benefit to companies and communities. The County is seeing tremendous growth, through preservation of farmland, and promoting areas where development can occur that's sustainable, doesn't burden the community, and provides for employment opportunities.

Upper Uwchlan is a bedroom community for high-salaried leaders/decision makers, and there isn't an abundance of employment opportunities within the Township. There is a lot of retail development south of us, and corporate centers in the area. Several sites along Route 100 at the northern end of Upper Uwchlan were discussed, that if zoned properly and public water and sewer were available, could attract corporate offices, flexible space, research/development,

medical-related businesses, computer/data center space. We are close enough to Great Valley Corporate Center to be attractive to companies finding Great Valley too expensive.

Other comments included the fact that the Planning Commission and the Village Concept Committee have discussed re-development opportunities but no pro-active steps taken; several small industrial parks exist within the Township; Eaglepointe Shopping Center has a few empty stores if an entity is interested in renting/leasing; Commission members are concerned with industrial or corporate centers in the middle of existing residential; the Board is interested in non-residential development; and per Bob G., a 30-40 acre site is most attractive to large businesses.

Bob Grabus concluded with the offer that the Council, who is supported by the County, is available to assist with promoting parcels in Upper Uwchlan.

Approval of Minutes

Jim Dewees moved, seconded by Sally Winterton, to approve as presented the minutes of the November 8, 2012 Planning Commission Meeting. The Motion carried unanimously.

Open Session

Al Gaspari provided a memo suggesting the crafting of regulations related to Clothing Donation Bins. The Commission will consider and discuss at next month's meeting.

Bob advised the quarterly Joint Boards & Commissions meeting will be held January 7 and requested agenda topics. Suggestions included the status of the Comprehensive Plan Update and suggested Route 100 zoning re-evaluation, status of the Village trail connections, and the Village Concept Committee will resume meeting in January, in the Historic Commission's timeslot – 4th Monday of the month, 7:00 PM.

Adjournment

Jim Dewees moved, seconded by John McTear, to adjourn at 9:30 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary