



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
December 12, 2013
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, John McTear, Chad Adams, Shelly Krocker, Derald Hay, Dave Leh – Gilmore & Associates, Gwen Jonik – Secretary

The meeting was held in the Township Building Conference Room due to renovation activity in the Schoolhouse.

Bob Schoenberger called the meeting to order at 7:35 p.m. A quorum was present.

Struble Trail Trailhead Improvement Plan – Dorlan Mill Road

Christie Pace, P.E. - McCormick Taylor and David Stauffer – Chester County Parks & Facilities were in attendance to review and discuss the Township Consultants' comments regarding the first review of the Plan. Mr. Stauffer advised the Commission that a Hearing is scheduled with the Township Zoning Hearing Board for December 30, 2013. Mr. Stauffer advised there are 3 parcels in the project – 1 in Upper Uwchlan Township, 1 in Uwchlan Township, and the portion of the trail in Upper Uwchlan Township (0.56 acres). The County prefers keeping the parcels separated rather than consolidated for this Plan. Discussion began regarding the zoning relief items but the Commission decided it wasn't in their purview to do so and moved to the subdivision/land development topics.

The main concern of the Commission is the water quality of the Brandywine Creek. Ms. Pace advised the Plan was designed to retain and protect the quality of the water through the storm water management measures such as the installation of a rain garden, a pre-treatment area so to speak, between the parking area and the creek bank. The County will be responsible to maintain the rain garden in the future.

The aisles in the parking lot are 16' to provide adequate room for bike racks on the vehicles, unpacking the vehicles, etc. McCormick Taylor is preparing a PennDOT Highway Occupancy Permit submission for the access to Dorlan Mill Road and relief from sight distance because of the bridge. There will be a road crossing in the future to extend the Struble Trail north into Marsh Creek State Park.

The County didn't initially plan to provide lighting for the project, as County Park facilities are dawn to dusk, but will consider security lighting, perhaps solar-powered lighting that is programmed to fully extinguish late evening.

Mr. Stauffer advised that the public sewer connection hasn't been resolved for the Contact Station proposed in Upper Uwchlan Township. While all options are being explored, the outcome might be pump and haul.

No other comments in the Consultants' review letter are insurmountable. The Commission has no major objections and will provide a letter of support for the project to the Zoning Hearing Board.

Next steps: Zoning Hearing December 30, 2013, revise the Plans accordingly, submit to the Planning Commission for review in February, potentially.

Ordinance Introduction and Review

Draft ordinances for Wireless Communications Facilities and Emergency Communications Amplification Systems were distributed. Township Manager Cary Vargo was unable to attend this evening to introduce the ordinances and guide the discussion. The Commission briefly reviewed the drafts and will discuss at the January meeting.

Approval of Minutes

Joe Stoyack moved, seconded by John McTear, to approve as presented the minutes of the Planning Commission's November 14, 2013, meeting. The Motion carried unanimously.

Open Session

Gwen Jonik reminded everyone that the December 16, 2013 Board of Supervisors meeting would be held at the Public Works facility – 132 Oscar Way – due to the renovation activity in the Schoolhouse.

Adjournment

Joe Stoyack moved, seconded by Derald Hay, to adjourn the meeting at 8:40 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary