



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
September 8, 2016
Minutes
Approved

In Attendance:

Bob Schoenberger, Chair, Jim Dewees, Brett Hand, Chad Adams,
Curt English – Gilmore & Associates, Al Gaspari – Township Codes Administrator,
Gwen Jonik - Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m. and he announced that agenda item 3 would be discussed first, instead of agenda item 2. A quorum was expected but not yet present.

Robert and Amy McHugh Minor Subdivision Plan

Adam Brower, P.E. - E. B. Walsh - reviewed the Minor (3-lot) Subdivision Plan, which includes a Lot with the existing house, a Lot with the barn, and a Lot that's currently open space. Mr. Brower advised the Applicant can comply with most of the items contained in Gilmore & Associates September 7, 2016 review letter. The following issues and waivers were discussed:

1. Requesting a waiver from noting "No further subdivision" as required for Minor Subdivision Plans. There aren't any plans at this time for further subdivision of any of the lots. They'd like to place a note that states no subdivision within "x" years.
2. The lots perc for in-ground septic systems.
3. Requesting waivers from providing site analysis, conservation plan, impact plan, etc.
4. The required 50' right-of-way cannot be provided in front of the barn, due to the barn's location.

Jim Dewees moved, seconded by Brett Hand, to recommend approval of the Subdivision Plan, allowing for future subdivision and granting the requested waivers. Bob McHugh asked about Brandywine Conservancy's comment regarding providing a trail easement along Moore Road. Following discussion that a trail would be too close in the road right-of-way if the barn is converted to a residence, and a trail along Moore Road doesn't seem feasible at this time, the Applicant should show a potential trail on the Plan. The Motion carried unanimously with the 4 members present.

Marsh Lea Preliminary / Final Land Development Plan

Adam Brower, P.E. – E.B. Walsh reviewed the Marsh Lea Land Development Plan dated April 17, 2016, and plotted August 15, 2016, proposing 21 lots in Upper Uwchlan and 6 in Wallace Township, with individual on-lot septic systems in Upper Uwchlan. This Plan had been introduced earlier this year seeking to amend the zoning from R-1 to R-2 instead of constructing the previously approved development of 27 small lots, clustered, and a community sewage facility. Mr. Brower reviewed the proposed storm water management measures – roof drains, trench drains, collected to an infiltration bed in an open space area and piped toward Little Conestoga Road -- which will be reviewed with PaDEP following the Township consultants' reviews. There will most likely be a Homeowners Association, which would be responsible for maintaining the open space in both Wallace and Upper Uwchlan Townships and annually inspecting and cleaning the storm water inlets and piping.

Brett Hand moved, seconded by Jim Dewees, to accept the Plan for Consultants' review. The Motion carried unanimously with the 4 members present.

Draft Ordinance Review and Discussion

Keeping of Chickens in Residential Areas. Al Gaspari had revised the draft following the discussion at the Commission's August meeting, simplifying the ordinance for the purpose of allowing residents to have a few chickens without impacting their neighbors. Requiring identification bands on the chickens was deleted. A permit will be required in order for the owners to be educated in the few regulations the Township will impose. The Commission members were pleased that the ordinance was moving in the right direction and asked Mr. Gaspari to work on some of the semantics.

Approval of Minutes

Bob Schoenberger moved, seconded by Brett Hand, to approve as presented the August 11, 2016 Planning Commission Meeting minutes. The Motion carried unanimously with the 4 members present.

Open Session

Gwen Jonik had distributed a list of "Common Sound Decibel Levels" for the Commission's information, which was mentioned during the Commission's discussions while they were reviewing the Noise Ordinance adopted this past Spring.

Chad Adams asked if the Acme Store had pursued their in-store restaurant project. Gwen Jonik advised that Acme submitted a Conditional Use Application for the restaurant and the Hearing is scheduled for Monday, October 3, 2016.

Bob Schoenberger announced that the next Planning Commission meeting is scheduled for October 13, 2016, 7:30 p.m.

Adjournment

Jim Dewees moved, seconded by Brett Hand, to adjourn the meeting at 8:38 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary