



Upper Uwchlan Township
Planning Commission Meeting
January 8, 2009
Minutes

Approved

In Attendance: Bob Schoenberger, Sally Winterton, Joe Stoyack, Jim Dewees, Linda Layer, Chad Adams, John Roughan, Gwen Jonik, Dave Leh, P.E. - Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:33 p.m. A quorum was present.

Chairperson 2009

Gwen Jonik requested nominations for 2009 Chairperson. Jim Dewees moved, seconded by Sally Winterton, that Bob Schoenberger continue to serve as Chairperson in 2009. No other nominations were offered. The Motion carried unanimously.

Vice-Chairperson 2009

Jim Dewees moved, seconded by Chad Adams, that Sally Winterton continue to serve as Vice-Chairperson in 2009. No other nominations were offered. The Motion carried unanimously.

Secretary 2009

Jim Dewees moved, seconded by Chad Adams, that Gwen Jonik continue to serve as Secretary in 2009. No other nominations were offered. The Motion carried unanimously.

Grace Cornog / Kenneth Henry Minor Lot Line Revision / Subdivision Plan

Mr. Roughan announced an expected delay in Mr. Henry's arrival and respectfully requested the topic be delayed until later in the agenda. Mr. Schoenberger agreed.

Ewing Tract – revised Conditional Use / Land Development Plans

Alyson Zarro, Esquire, Steve Hornberger, and Carlton Williams were present representing Orleans Homebuilders. Ms. Zarro distributed newly revised plans dated January 5, 2009 which incorporated the correct elevation layout and correct driveway locations. The revision is necessary as Orleans plans to construct 8 twin homes (16 units) rather than 4 attached townhomes (16 units) for financial reasons. Mr. Hornberger stated end units are selling better. The impervious coverage remains unchanged. Ms. Zarro advised all outstanding comments in Gilmore & Associates December 23, 2008 letter will be complied with. Ms. Zarro stated there is no infringement of the separation distance. There is 22 feet on both sides of the twins, just in case there are any bumpouts options available, such as fireplaces, etc.

Joe Stoyack moved, seconded by Jim Dewees, to recommend the Board of Supervisors grant land development approval of the Ewing Tract Plans dated January 5, 2009, with the following conditions: all conditions and requirements of the 2002 Decision & Order as well as the November 7, 2005, May 15, 2006 January 16, 2007 and November 5, 2007 conditions of revised subdivision/land development approval still apply; the plans shall comply with Gilmore & Associates' December 23, 2008 review letter; and that the Board of Supervisors grant the requested conditional use to permit single-family, semi-detached homes. The Motion carried unanimously.

Grace Cornog / Kenneth Henry Minor Lot Line Revision / Subdivision Plan

Ken Henry was present regarding a minor lot line revision for his property line with that of Grace Cornog as shown in a Plan prepared by Conver and Smith Engineering, dated December 22, 2008. Jim Dewees asked Mr. Henry if he should recuse himself from this matter as a Cornog family member works for Mr. Dewees. Mr. Henry did not feel that was necessary. Mr. Henry currently owns 9.0397 acres and proposes acquiring this 0.696 acre from Mrs. Cornog (the "L" shaped piece on the Plan), bringing his property close to 10 acres in size. His property could then qualify for participation in a Conservation Act. Mr. Henry also hopes to acquire land from other neighbors providing better property for his children, which could be minimally subdivided in the future. The access would be Milford Road. There are two "paper" roads/easements that adjoin Mr. Henry's property – an extension of Diamond Road to the east, and an extension of Seabury to the north. Mr. Henry states the Diamond Road extension no longer exists.

Mr. Schoenberger stated the Planning Commission would accept the Plan at their February meeting. Mr. Roughan stated the submission was in order, but the Diamond Road extinguishment would be confirmed.

Jim Dewees moved, seconded by Linda Layer, to accept the Plan presented this evening. A review of the Plan would commence for discussion at the February meeting. The Motion carried unanimously. Mr. Schoenberger requested John Roughan or Dave Leh investigate the "paper" roadway issue.

Open Space, Recreation and Environmental Resource Plan – September 29, 2008 Draft

Sheila Fleming of Brandywine Conservancy was present and explained the September 2008 Draft incorporated comments obtained through the summer 2008 reviews of the Township Planning Commission, Bob Wise of Wise Preservation, and Jake Michael of Chester County. Joe Stoyack had volunteered to review the September draft on behalf of the Planning Commission.

Joe Stoyack commended the Township Task Force for their efforts on this project – it's a fine piece of work -- which should be conveyed to the Board of Supervisors.

Mr. Stoyack provided the following comments. Ms. Fleming's responses are in *italics*.

1. Comment letters from Chester County Planning Commission, adjoining Municipalities and the School District have not been included to date. *No comment letters have been received from residents, neighboring municipalities, or the School District, and we await the County's final review. Once the County completes their review, a listing stating who received the Plan for review and whether or not they provided comments will be incorporated.*
2. There were several blank pages throughout the document. *Blank pages have been removed.*
3. Language surrounding land procurement was to be amended. *The language regarding land procurement was amended to say the Township should "consider.....";*
4. How accurate is the undeveloped acreage range (1100-1400). *The total undeveloped acreage range seems large as it may include Marsh Creek Lake. The figure was mainly based on residentially zoned land, but the figure will be confirmed.*
5. The discussion on aquifer recharge and wastewater disposal zones seems disconnected between environmentally sensitive areas and suitable recreation use (page 25). *Certain parcels may include several types of land which makes several different land uses possible;*
6. Map 3-5 needs to be labeled. *Will label Map 3-5.*
7. Make sure the "Recommendations" section within the main text is consistent with the "Recommendations" at the end of the document. *Will do so.*

8. Inconsistencies regarding Use Agreements with GEYA and Marsh Creek Eagles – do we have use agreements or not. *There are informal use agreements with the athletic associations - will state that there is a formal "Permit Application" process now (per John Roughan);*
9. Page 68 incorrectly states the Lakeridge WWTF may be used as recreation fields. *This section will be updated.*
10. Spelling error regarding zoning districts – should be "all". *Will correct.*
11. Some of the "Summary/Final Recommendations" actions seem to be more of a statement than an action. Assignment of responsibility should be agreed to by each group.
12. Page 78 – historic impact statements should only be required on Subdivision/Land Development plans involving such buildings or near such buildings, not on every Plan.
13. Page 81 -- Future Recreation Facilities: should address high priority items first, not necessarily short term actions. *The prioritization was determined by the Task Force.*
14. Pages 81 - 82 -- seems there is a duplication of paragraphs. *Will check the numbering.*
15. Page 83 states "old drafts of historic protection ordinance" What old drafts? *That statement will be clarified.*

Jim Dewees agreed that the Open Space, Recreation and Environmental Resource document is well written and well researched. He finds it interesting that only 5% of the Township's acreage provides jobs and earns money. He believes there is plenty of open space, taxpayer money should not be used to acquire historic resources, and this Plan seems to expand government regulation. There are State Bills to support that would reduce or eliminate property tax, which will help property owners have the ability to preserve historic resources themselves.

Sally Winterton commented that Eagle Manor and Windsor Place are not labeled on the "Neighborhood Map" and they were basically the first "neighborhoods" in the Township.

Steve McNaughton commented the Open Space Plan is difficult to locate on the website.

Sally Winterton moved that the Planning Commission recommend approval of the Open Space, Recreation and Environmental Resource Plan dated September 29, 2008, accompanied by Joe Stoyack's corrections stated this evening. The Motion was not seconded.

Mr. Schoenberger requested a revised hard copy including tonight's comments one week prior to the February 5th workshop for a quick review. Linda Layer requested the changes be highlighted for easier location on the electronic copy. Ms. Fleming will do so.

Approval of Minutes

Sally Winterton moved, seconded by Jim Dewees, to approve the December 11, 2008 Planning Commission Meeting minutes as presented. The Motion carried unanimously.

Open Session

Mr. Schoenberger called attention to Ken Engle's comment that the April 9th meeting occurs during Spring Break and several members may be impacted. It was discussed and agreed that business could be conducted at the April 2 workshop if it looks like a quorum would be in jeopardy April 9.

Mr. Schoenberger called attention to the February 5 workshop and February 12 meeting dates.

Adjournment

Jim Dewees moved to adjourn at 8:42 p.m. So moved.

Respectfully submitted,
Gwen Jonik
Planning Commission Secretary