



Upper Uwchlan Township
Planning Commission Workshop
February 5, 2009
Minutes

Approved

Present: Bob Schoenberger, Sally Winterton, Joe Stoyack, Shelly Krocker, Jim Dewees, Linda Layer, Ken Engle, Sheila Fleming – Brandywine Conservancy, Gwen Jonik

Mr. Schoenberger called the Workshop to order at 7:35 p.m. and stated there are two items to discuss this evening – the Open Space, Recreation and Environmental Resource Plan draft of January 14, 2009 and Byers Station Parcel 5-C revised sketch plan.

Mr. Schoenberger began with Sheila Fleming and the Open Space Plan. Ms. Fleming commended Mr. Stoyack for his thorough review of the Open Space Plan draft of September. The draft was revised January 2009 and has been posted on the Township website. The County's review has been received, which contained just a few minor comments. Several Planning Commission members commented that the Plan was very well researched and well presented. No one found anything controversial in the Plan. It was suggested that a copy of the January draft be made available for the public's view at the Hankin Library in Ludwigs Corner. Ms. Grassi suggested the website article should include a comments deadline.

Joe Stoyack reviewed a few of the comments made at the January 8, 2009 Planning Commission meeting that may have required follow up from Ms. Fleming: The undeveloped acreage should be confirmed; the conflicting land uses regarding "parcel F" on page 46 – Ms. Fleming changed the coordinating recommendation on page 69 to read that the "...Township should coordinate with the Municipal Authority in considering certain parcels.....". Mr. Stoyack called attention to recommendation "MP3" on page 72 that should include the phrase "...along with the Planning Commission..." to make comments to the Board of Supervisors. He believed all other items have been addressed and he would meet with Ms. Fleming at another time to highlight spelling, etc.

Sally Winterton asked if the Struble Trail information has been updated, which it has, and commented again that the Windsor Ridge and Eagle Manor neighborhoods are still not included on any maps. Ms. Fleming advised those neighborhoods are not noted on the original maps which were not created by Brandywine Conservancy and she would investigate whether they can be added. Ms. Winterton also commented that the historic resource listing does not list the current property owners.

Mr. Schoenberger asked for a Recommendation. Sally Winterton moved, seconded by Shelly Krocker, to recommend approval of the January 14, 2009 draft of the Open Space, Recreation, and Environmental Resource Plan as modified in the above-stated comments. The Motion carried with 6 ayes, 1 nay (J.Dewees), 0 abstentions.

Doris Grassi asked if this Open Space Plan stands on its own right, separate from the Comprehensive Plan. Mr. Schoenberger advised it does stand alone.

Jim Dewees explained that his vote on the Open Space Plan is based on his opinion that the Township shouldn't have to spend taxpayers' money to preserve historic resources or open space. Rather, elimination of school property taxes would allow property owners to maintain and preserve their own structures and land. Mr. Dewees also believes the Township already has plenty of open space – 21% according to the Open Space Plan, plus Marsh Creek State Park. We should attract more commercial/industrial ventures to provide increased revenue. As more services are expanded on by the Township, the more taxes rise and disposable income decreases. Messrs. Schoenberger and Krockner agreed with the attraction of commercial/industrial ventures and the zoning ordinances should be closely reviewed and perhaps amended.

Jim Dewees suggested a close review of the zoning ordinances be undertaken to determine suitability of expanding commercial or industrial zones.

The Planning Commission again commended the Open Space Task Force and Sheila Fleming on producing an excellent Plan!

Byers Station Parcel 5-C

The Planning Commission received a copy of the “Covered Bridge at Byers Station Concept Sketch Plan” dated January 12, 2009, and Eastern States Engineering’s January 14, 2009 response letter.

After a brief review of the Plan, the Planning Commission offered the following comments/concerns:

- Pickering Valley Elementary students should not have to look out over unsightly industrial rooftops;
- 1.5 acres of village green is not adequate;
- still proposes overuse of the site;
- parking is not adequate for growing families or for overflow;
- is this a by-right Plan; what guidelines are provided by the Conditional Use or PRD; needs accesses to Route 100, not Graphite Mine Road - the Loop Road benefits are decreasing;
- needs landscaping and berming to “hide” parking lots and homes from Route 100 view; what is the zoning for the parcel – C-1? R4?;
- access to Route 100, the Loop Road and Station Boulevard are spelled out in the Decision & Order;
- tot lot and play areas are not adequate for growing families;
- access to sidewalk/trails is incomplete;
- 75' buffers missing on 16 lots;
- commercial development should be focused along route 100, extending the Village façade - interior and exterior access to stores – pedestrian traffic;
- thought Toll would present a nicer, more open plan - didn't envision residential, especially to this degree - greater density of commercial;
- retail/commercial on first floor, residential on second floors – (live/work structures)

- initial idea was plenty of open space and commercial development (late 1990s) – should try to locate the rendering that was presented early on;
- this Plan does not fully comply with the PRD approval, which separates 5C, and 6C from rest of Byers Station;
- if the zoning is fully C-1, how did the Township benefit by allowing this additional residential?;
- PRD overrides the zoning map, if approved by the Board of Supervisors;
- this Plan shows several drive thru areas....are they approved in the PRD?

Mr. Schoenberger stated the Planning Commission would make formal comments at their February 12, 2009 meeting.

Mr. Schoenberger called attention to the Upland Farm Advisory Committee's Survey that is posted on the website, encouraging all to complete. The Survey asks residents to submit ideas of uses for the Upland Farm buildings and property.

Mr. Schoenberger adjourned the Workshop at 9:08 p.m.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary