



Upper Uwchlan Township
Planning Commission Workshop
March 5, 2009
Minutes

Approved

Present: Bob Schoenberger, Sally Winterton, Linda Layer, Chad Adams, Ken Engle; and Historic Commission members Ed Edwards, Nancy Copp, and Mary Lou Farrow

John Roughan, Gwen Jonik, Sheila Fleming, Chris Williams

Bob Schoenberger called the meeting to order at 7:36 p.m.

Butler House

Alyson Zarro (Riley Riper) and Scott Nodland (Toll Brothers) were present to introduce a request to permit non-residential use of the Butler House, a structure of “historic significance” and a part of the Byers Station PRD, which backs up to the condominiums in Byers Station development. The Butler House is currently accessed from Byers Road. The PRD identifies the Butler House as a single family use. Toll is requesting a modification to allow for C-1/C-2 commercial use. The open space in front of the Butler House is land disposal fields and will be dedicated to the Township. Toll seeks the Planning and Historic Commission’s thoughts on changing the use. Both Commissions seem agreeable to adaptive reuse, keeping in mind that the building has a “Determination Of Eligibility” (DOE) from the National Register. A professional/commercial use is preferable to a multi-family use or live/work adaptation, and the existing look of the building exterior should be maintained. The Planning Commission was concerned with adequate parking, area/bulk requirements (both residential and commercial), and the transfer of allowed use as property ownership changes.

Brandywine Springs Farm

A revised preliminary subdivision plan, dated January 29, 2009 had been received for review. Sally Winterton moved, seconded by Chad Adams, to accept the revised plans for review and discussion at the April 2009 meeting. The Motion carried unanimously.

Ad Hoc Committee

Bob Schoenberger provided a brief review that upon the Planning Commission and Historic Commission’s recommendation at the Supervisors’ February workshop, the Board approved the formation of a committee to plan for the accessibility and design of development around the Villages of Eagle and Byers. The Committee would include Planning and Historic Commission members and Village area landowners. Discussion involved determining participants from each Commission and defining the next steps:

- Chairman – volunteer
- Scheduling – 2 meetings/month to quickly attain goals

- Rely on Chris Williams during initial phase to assist with PennDOT -- access management
- Development / re-development of Eagle and Byers Villages

Dick Moore, Steve McNaughton, Doris Grassi, and Bob Feters, Jr., asked questions or commented as follows, with the answers in italics:

Did the Board approve professional assistance? *Yes, they did.*

What landowners will be included? *Parameters will be defined by the Committee, but at this point, properties along the southern link and along Route 100 within the "village".*

Will the Township meet with PennDOT first to receive guidance or determine a plan to present to PennDOT? *Find out PennDOT's requirements first and develop a plan.*

How many people will be on the Committee? *7 – 10 members – 3 from the Planning Commission, 2 from the Historic Commission, 3 Property Owners, plus the Professionals. The Committee meetings would be open, public meetings, one meeting /month at the regularly scheduled Planning Commission time and one meeting/month at the regular Historic Commission meeting time, so those volunteers are not overburdened. It was emphasized that this Committee will be of a temporary, short-term nature.*

Isn't this concept heading toward restrictive local ordinances?

Will this increase or decrease traffic signalization? *The purpose is to adequately control traffic flow using as few signals as possible.*

It was discussed and agreed that the Committee meetings would be held at 7:30 p.m. on the fourth Mondays and first Thursdays each month for approximately the next 6 months. The organizational meeting would occur Monday, March 23, 2009 and the Committee would tentatively be named "Village Concept Committee". A mission statement will be drafted for discussion at the organizational meeting, with the group initially focusing on transportation, access, and street frontage standards, applying PennDOT's guidelines. Ed Edwards and Nancy Copp volunteered to participate from the Historic Commission, as well as Mary Lou Farrow. Linda Layer volunteered from the Planning Commission, as well as Bob Schoenberger, and tentatively Chad Adams. John Roughan and Chris Williams suggested that once the parameters were determined, an aerial map of the area would enhance planning. Sheila Fleming suggested and will investigate applying for a Vision Partnership Program Grant through the County for the village design standards. John Roughan advised that after the mission statement has been developed, the Consultants would develop their cost estimates for this project. Chris Williams advised that after goals and objectives are defined, several committee members would meet with PennDOT to begin discussions.

Approval of Minutes

Chad Adams moved, seconded by Sally Winterton, to approve the minutes of the February 12, 2009 Planning Commission meeting. The Motion carried unanimously.

Open Session

Ken Engle asked if the Eagle Farms Road / Fellowship Road sight distance issue had been investigated. Chief DeMarco's response was distributed this evening.

Bob Schoenberger called attention to cancellation of the March 12 meeting, the workshop on April 2 will include the Village Concept Committee, and the Planning Commission's regular meeting will be held April 9, 2009.

The Township consultants should respond to the Brandywine Springs Farms Engineer's February 20, 2009 letter for the Commission's discussion in April.

Steve McNaughton questioned the requirements for distance between driveways and intersections. Chris Williams responded those requirements would be addressed within the Township Ordinances.

Adjournment

Sally Winterton moved to adjourn at 8:50 p.m. It was so moved.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary