



UPPER UWCHLAN TOWNSHIP
Planning Commission
August 11, 2011
Regular Meeting -- Minutes

Approved

In Attendance: Bob Schoenberger, Sally Winterton, John McTear, Jim Dewees, Ken Engle, Joe Stoyack, Chad Adams

Bob Schoenberger called the meeting to order at 7:35 p.m.

Liberty Group LLC – Conditional Use Hearing

Steve Schwenk, SS Liberty Group LLC, seeks Conditional Use Approval for a restaurant with inside and outside table service at 325 Simpson Drive in the Eaglepointe Shopping Center.

The Planning Commission was concerned with availability of adequate parking, safe access to overflow parking in the Acme lot, and wastewater treatment capacity.

After brief discussion, the Commission supports the use, would like the above concerns addressed, and offers the following comments: employees should park in a remote area, additional handicapped spaces (6 additional) are necessary, the Owner should provide adequate paths, steps and safety barrier for customers to access the remote parking (sidewalk along southern side of driveway up to the Acme, perhaps), there should be “No Parking” signage along Simpson, and the Municipal Authority should evaluate the wastewater treatment capacity.

These comments will be provided to the Board of Supervisors for their review and consideration at the August 15, 2011 Public Hearing.

Alternative Energy Ordinance

Bob asked the group what the Ordinance should cover. Household/small business and commercial development levels should be covered. Several members do not want to over-regulate, suggesting minimal regulation such as parcel size, passive vs. active energy system, and height guidelines. Joe commented our noise ordinance already discounts some systems. Joe and Bob offered to re-visit previous ordinance samples and pull out the desirable regulations, to be discussed at next month’s meeting.

Approval of Minutes

Sally Winterton moved, seconded by Joe Stoyack, to approve the minutes of the July 14, 2011 Planning Commission meeting. The Motion carried unanimously.

Open Session

David Mack, Moore Road resident, offered comments regarding the proposed 6th Grade Center at the Shamona Creek Elementary School campus and the impact the additional traffic will have on the surrounding roadways and neighborhoods. He didn’t believe the proper intersections in Upper Uwchlan were part of the traffic study and requested the Township Office take the necessary steps so they’d be included. Bob and Sally will ask the Township Manager to write to the School District and Uwchlan Township on Upper Uwchlan’s behalf. Intersections along West Township, Dorlan Mill, and along Moore Road to Park Road should be added to the Study.

Adjournment

Jim Dewees moved to adjourn the meeting at 8:50 p.m. So moved.

Respectfully submitted,
Gwen A. Jonik, Planning Commission Secretary