



UPPER UWCHLAN TOWNSHIP
Planning Commission
October 13, 2011
Meeting Minutes

Approved

In Attendance: Bob Schoenberger, Sally Winterton, John McTear, Shelly Krockner, Jim Dewees, Joe Stoyack, and Chad Adams

Bob Schoenberger called the regular meeting of the Planning Commission to order at 7:30 p.m.

Comprehensive Plan Update and Community Sustainability Assessment
- Introduction and Proposed Schedule

John Theilacker, AICP, Associate Director for Municipal Assistance and Tony Robalik, Associate Planner (Brandywine Conservancy) were in attendance to review their proposed tasks and schedule assisting the Township with updating our Comprehensive Plan.

Since the Fall of 2010, John Theilacker and Township Manager Cary Vargo had been discussing the need to update the plan, which was adopted in 2002, as the Township has grown considerably since that Plan was drafted: new subdivisions, the Route 100 wastewater treatment facility (WWTF), two new 'connector' roads – Ticonderoga Boulevard and Graphite Mine Road - and the new park/recreation fields – Fellowship Fields, Larkins Field.

Brandywine Conservancy submitted a Vision Partnership Program Application on the Township's behalf and we were awarded just shy of \$21,000. The Supervisors have signed the Grant Agreement with the County and it currently awaits the County Commissioners' signatures.

John and Tony reviewed the following task categories: conduct a Community Sustainability Assessment (Tony) to define what sustainability means to Upper Uwchlan (i.e. quality of life, maintain open space, maintain infrastructure, community character, economic factors); update the Planning goals and objectives; review and update existing resource inventories such as natural resources, current land use, public roads, trails, etc.; draft recommendations regarding future land use, natural resources, open space (can be taken from the recently adopted Open Space, Recreation and Environmental Resource Plan), diversity in housing, etc.; explore an energy conservation plan; identify implementation strategies; update the existing Plan appendices and maps; invite the public to participate in the process; submit to the County for VPP and Act 247 review/approval; draft Final Plan for adoption by the Board of Supervisors, targeting completion within 18-months (Grant provides for 24 months).

Planning Commission members commented that community facilities, such as water supply and wastewater treatment, and secondary development (re-development) should be included as well. Concern was raised with McMahon Associates as traffic consultant on this project, potential conflicts of interest.

Alternative Energy Ordinance – Discussion

Joe Stoyack distributed an alternative energy system ordinance that he drafted which includes text from other Township's ordinances, information provided by other Commission members, and research from the Renewable Energy Lab.

The focus of the draft ordinance revolves around the safety of the property owners, safety of operation, and consistency with current ordinances and plans in all of the Township Zoning Districts. Joe included explanations and comments, and used current Electric Codes as his guide. Wind-system drawbacks include wind turbulence and noise, and glare is the main solar system drawback.

Brief discussion included enforcement issues and prohibition of systems in common open space (HOA) and wastewater disposal areas; perhaps minimum parcel size should be the determining factor rather than the zoning district; prohibit except by Conditional Use.

The group was pleased with the draft and thanked Joe for his work. Joe will revise as discussed this evening, forward to the Commission and Gwen will forward to John Good for review, prior to the County's Act 247 review.

Approval of Minutes

Jim Dewees moved, seconded by Sally Winterton, to approve as presented the minutes of the August 11, 2011 Planning Commission meeting. The Motion carried unanimously.

After brief discussion, the Planning Commission will continue to meet the second Thursday of the month in 2012, and may hold workshops the first Thursday as needed.

The next Planning Commission meeting is scheduled for November 10, 2011.

Adjournment

Jim Dewees moved, seconded by John McTear, to adjourn at 9:05 p.m. So moved.

Respectfully submitted,
Gwen A. Jonik
Planning Commission Secretary