



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 13, 2014
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Chad Adams, John McTear, Derald Hay,
Gwen Jonik –Secretary

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

Proposed Zoning Ordinance Amendment – Introduction, Discussion
“Municipal Recreational Uses” in Limited Industrial Zone

The Planning Commission reviewed a memo prepared by Township Manager Cary Vargo, who was unable to be present this evening, introducing a proposal to amend the LI District Zoning Ordinance by adding “Municipal Recreational Uses, through Board of Supervisors Conditional Use Approval”. The amendment is proposed in relation to the County’s Struble Trail – Dorlan Mill Road Trailhead Improvement project, which is located in the LI District and an existing non-conforming use, requiring zoning relief. The Township is in full support of the County’s Project as the Struble Trail is heavily used and provides for the public good.

The Commission questioned the need to amend the Township Ordinance as other municipal recreational uses exist in other LI District parcels, such as Fellowship Fields. Bob Schoenberger advised that Fellowship Fields was a Township project; Struble Trail is a County project.

The Commission questioned the proposed ordinance amendment definition excluding school districts as a ‘public municipal body’. The Secretary left the room to contact Cary Vargo for an explanation. The Secretary returned, having successfully contacted Mr. Vargo, who advised that the school district was excluded as typical school district facility usage is heavier and more intense than Township or County.

While the Secretary was out of the room, John Shelton and the Commission members exchanged conversation regarding the Struble Trail and possible ideas for the Shryock property.

Derald Hay commented that several Zoning Districts include/allow for “Municipal uses”, with either Conditional Use Approval by the Board of Supervisors or by special exception by the Zoning Hearing Board, and he suggested the same language be used for the LI District. Discussion followed that “recreational” use wouldn’t need to be specified as it would be included within “municipal use”. It was also suggested that “Municipal Use”, either by Board of Supervisors Approval or Zoning Hearing Board exception, be allowed Township-wide, in all Zoning Districts. Again, the County is considered ‘municipal’.

It was recommended by the Planning Commission that the proposed ordinance amendment be revised so the text is consistent with the “Municipal Uses” text currently in the other Zoning Districts.

Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the minutes of the January 9, 2014 Planning Commission meeting. The Motion carried unanimously.

Open Session

Sally Winterton inquired of the status of the County's emergency communication tower project. Derald Hay believes the property owners are not being cooperative.

Bob Schoenberger announced the next Planning Commission meeting is scheduled for April 10, 2014, 7:30 p.m.

Gwen Jonik had provided a memo regarding open burning restrictions or prohibitions throughout the County. The Planning Commission does not favor amending the burning ordinance.

Adjournment

Joe Stoyack moved, seconded by Derald Hay, to adjourn at 8:55 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary