



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
June 9, 2016  
Minutes  
Approved

**In Attendance:**

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Brett Hand, Jim Shrimp, Chad Adams, Bob Phillips, Jim Dewees, Cary Vargo – Township Manager, MaryLou Lowrie, P.E. – Gilmore & Associates; Gwen Jonik - Planning Commission Secretary, John Snook – Brandywine Conservancy

Bob Schoenberger called the meeting to order at 7:30 p.m. as a quorum was present. First order of business was to welcome newly appointed Planning Commission member, Jim Shrimp.

Manchester Lot Line Change

Bob and Pam Manchester were present. Mr. Manchester presented a drawing dated June 7, 2016 showing a lot line change between 541 and 551 Milford Road, in the R-2 District (1 dwelling/acre). The Manchesters own both parcels and would like to change the lot sizes so that they can't be subdivided in the future. The lot line change will increase 551 Milford from 1.14 acres to 1.99 acres and 541 Milford will decrease from 2.3 acres to 1.47 acres. Gilmore & Associates reviewed the May 10, 2016 drawing and had provided a review letter dated June 3, 2016. Mr. Manchester stated all comments had been satisfactorily addressed with the June 7, 2016 Plan: added the dimensions requested, retitled the Plan "Minor Subdivision", added the signature blocks, identified the on-lot septic systems.

Chad Adams moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that they grant approval of the lot line revision/minor subdivision. Brett Hand voiced concern that the Plan shows that the house on 551 Milford was built within the setbacks. The Motion carried unanimously.

Stolen Sun Brewing Company

Jonathan and Deidre Zangwill were present to introduce their concept for a craft beer and specialty coffee business on property within the Village of Eagle. They are interested in purchasing the current AT&T building on Little Conestoga Road. The existing building is less than 6,000 SF and they'd need @ 8,000 SF for their concept -- craft beer brewing, and roasting coffee, a casual taproom, casual dining. They like the location and shape of the building but might need to expand the footprint.

Planning Commission members made comment or asked questions as follows: number of tables for the restaurant, parking is at a minimum, the 'village/walkability' characteristics are favored, is public sewer capacity available, is there room for storm water management.

Mr. Zangwill answered that they may propose 70 seats for the dining area – a very casual atmosphere, no table service, a kitchen, and a retail store; sharing parking would be discussed with the neighboring businesses (JLoew Associates) as they like the village aspect; table service outside might be considered but would need conditional use approval; storm water management might pose challenges that could be handled with seepage beds; if there are no huge obstacles, they'll continue to discuss their concept and purchasing the property. Cary Vargo commented there would be some sewer capacity available within the Village but did not know specifics.

Windsor Baptist Church – Christian Academy

Jim Depp, Project Manager, and David Seace, Architect, were in attendance, seeking Conditional Use approval to convert an existing Church-owned building on Park Road to 4 classrooms (260 Park Road). There would be no exterior changes. David Seace presented several drawings – aerials of

the building and Church campus. All renovations would be interior, for the classrooms. Demolition of some of the interior partitions has already occurred. They'll add 5 walls to bisect the classrooms and add a bathroom. They've reviewed building codes and with 2,600 SF, "life safety" codes can accommodate 191 occupants, which is more than the school needs. They're proposing 12-15 students per classroom, totaling 60 students plus teachers. They would use 3 classrooms the first year and utilize the 4<sup>th</sup> class the following year, if warranted. For the exterior, the existing "storefront" window and garage door will be changed out to regular windows, all classrooms will have a window, the building will be accessed from the main campus - not from Park Road. The sewer will be improved from the existing on-site septic to connect with the Church's existing public sewer service for the Church property, which currently has 3.7 EDUs.

Planning Commission members made comments or asked the following questions, with the answers in *italics*:

1. The Municipal Authority will weigh in regarding the existing and needed EDUs.
2. What is the interior ceiling height? *10' with a drop ceiling;*
3. What grades will use this building? *6<sup>th</sup> grade – middle school;*
4. Secondary ages need 25 SF/student in the classroom; elementary ages need 30 SF/student; this plan doesn't meet that square footage. *School code will determine the occupancy.*
5. Adequate bathroom facilities are not proposed for all those students and none are designated for Staff; *This plan meets plumbing-building codes but, again, they'll comply with School codes.*
6. Vehicle accessibility and number of curb cuts on Park Road are of concern.
7. The modular classrooms shouldn't still be there; they're outliving their shelf-life. *The church's master plan is proposing to build a larger building in the near future, and the goal is to have 1 school building (K-8), 1 parking lot, and 260 Park Road could be used for specialty classes, such as music and art, or it may not be used at all. The Church has voted to hire an architect and engineer to work toward that goal.*
8. Are adequate handicapped facilities provided?
9. What is the traffic impact to Park Road or Little Conestoga Road?
10. Is there adequate parking?
11. The Architect definitely needs to look at the Pennsylvania School Code 55.2 for the required bathroom facilities.
12. *260 Park Road will be utilized by students currently in classrooms off-site or in the basement of the Church/School building.*

A resident in attendance commented there are times when traffic from the parking lot does spill out on Little Conestoga Road.

Jim Dewees recused himself as he has a business relationship with the Church.

Bob Schoenberger asked Cary Vargo what approval was being requested this evening. Mr. Vargo advised that the Applicant is looking for a recommendation from the Planning Commission to the Board of Supervisors to grant the request, however Windsor Baptist should address the School Code concerns raised this evening and revise their plan. The revised plan can be done prior to or concurrently with the Conditional Use Hearing.

Commission members made the following comments that the use of the building is agreeable but make sure to provide the adequate room and facilities for students and staff; if there are 3 Church-owned parcels involved in the master plan, is each parcel evaluated separately for parking and traffic or do the concerns have to be addressed prior to recommending the Use be approved; the Church's comprehensive plan needs to move forward and be reviewed so that these issues are addressed once and for all; the Church's master plan should be consistent with the Village Concept Plan also.

Sally Winterton moved, seconded by Brett Hand, to recommend to the Board of Supervisors that the Board hold a conditional use hearing and consider approving the use with the following conditions:

1. Evaluate the curb cuts and parking, existing and future;
2. Set a sunset (perhaps 1-2 years) on the use of this building (260 Park Road) so the Church moves forward with their master plan for review and development;
3. Review and comply with the State's School Codes regarding indoor and outdoor square footage for students and the lavatory facilities;
4. Review and comply with ADA accessibility and facilities;
5. Review by the Township's Historic Commission/Village Concept Committee for exterior design.

The Motion carried with five (5) in favor, one (1) abstention (Adams) and Jim Dewees had previously recused himself.

#### Parcel 5C "Village at Byers Station" Subdivision / Amended PRD Plan

Bob Dwyer of Land Trust Properties on behalf of Executive Land Holdings L.P., was in attendance to introduce a Final Subdivision Plan dated May 20, 2016, for the parcel known as Byers Station Parcel 5C, the vacant parcel on the northeast corner of Route 100 and Station Boulevard, just north of the Township building. The previously received PRD approval (1999) included a mix of residential, commercial, and retail. The subdivision plan proposes 122 lots - 121 townhouses, 1 commercial lot. Mr. Dwyer had presented a sketch last fall proposing 192 apartments, however that wasn't going to be feasible so they re-evaluated and are now proposing 121 townhouses. The Developer (BPG) isn't interested in the residential piece of the parcel and will sell it, retaining and developing the 1 commercial/retail piece of the parcel.

The subdivision plan shows a right-in/right-out and left-in on accesses on Graphite Mine Road and Pottstown Pike and in/out access on Darrell Drive. The site is @ 30 acres. The project would be phased with the proposed residential plan as Phase I. They are still working on the retail piece. There will be open space in the middle of the homes; a tot lot is needed; the interior roadways would be private; all townhouses are 24' wide – 2 bedrooms, 2 baths; the residential will connect into the retail center, which will be Phase II. A trail surrounds the entire property as requested; 3 waivers are sought – to allow Belgian block curbing, to eliminate sidewalks within the development in exchange for the trail around the perimeter (there will be sidewalk in the retail area); and the road widths to be consistent with what was required in the PRD.

Planning Commission members commented as follows. Mr. Dwyer's responses follow in *italics*:

1. how big is the proposed tot lot? *They'll follow the Commission's suggestions for size and location.*
2. More commercial, less residential, is favored. *Still working out commitments with commercial tenants. Smaller sized tenants are committed but they are working on the 'anchor' tenant.*
3. Favor comprehensive retail project versus piecemeal. *Mr. Dwyer showed sketches of a project they're doing in Newtown Square.*
4. Why are they proposing 121 units? *That number satisfies the requirements.*
5. The Village Concept Committee will want to review this Plan.

Chad Adams moved, seconded by Jim Shrimp, to accept the Plan for consultant review. The Motion carried unanimously.

#### Draft Ordinance Review and Discussion

##### Historic Preservation/Adaptive Re-Use of Historic Structures

John Snook of Brandywine Conservancy presented revisions to the recently proposed draft Ordinance as discussed at the April 18 Village Concept Committee (VCC) meeting. The Ordinance would promote the improvement, adaptive re-use and preservation of historic structures. While the recently proposed draft focused on multi-family dwellings, the VCC wanted to broaden the scope of uses, include all township properties, allow for modifications to the area and bulk regulations in order

to encourage re-use, develop by-right and conditional use standards, and when multi-family dwelling is proposed, rental units vs. owner-occupy units can make a huge difference.

It was determined that the editorial comments and revisions were confusing in the printed copies the Planning Commission members had received, making further discussion difficult. Corrected copies would be provided to the Village Concept Committee (Historic and Planning Commission members) for their May 27, 2016 meeting.

#### McKee/Fetters Petition to Amend the Zoning Ordinance

Denise Yarnoff of Riley Riper Hollin and Colagreco submitted a "Petition to Amend the Upper Uwchlan Township Zoning Ordinance" to provide for Active Adult Community as a permitted use in the F-1 Flexible Overlay District. The Amendment would include permissible density and bonus density regulations specific to Active Adult Community in the F-1 Flexible Overlay District.

Mark McGonigal of the McKee Group proposes an Active Adult Community by Conditional Use Approval, for the Fetters property on Milford Road, with a 2.2 base density (number of dwelling units per acre) plus @ 50% bonus density for providing wastewater treatment and disposal equals <3 units/acre. The wetlands have been delineated, the bog turtle study is cleared, and they propose 375 dwellings – 116 single family homes of 1,600-2,400 SF; 154 carriage homes 1,600-2,200 SF; and 105 villas (in 3-packs, attached units). Over 300 units are needed to make the project feasible to build and affordable for the buyers - a lower Homeowners Association fee providing for a nice Clubhouse and amenities. Trails will meander through the site and connect with Township trails in the future. Open space is proposed @ 40-45%, including gardens in some areas and wastewater disposal facilities. Adequate sewer disposal is available and would trigger Phase III of the Route 100 wastewater treatment plant. It'd be served by public water.

Jim Dewees moved, seconded by Bob Phillips, to recommend the Board of Supervisors review the Zoning Ordinance Amendment and approve the Active Adult Community Use in the F-1 Flexible Development Overlay. The Motion carried with six (6) in favor and one (1) opposed (Hand).

#### Approval of Minutes

Jim Dewees moved, seconded by Sally Winterton, to approve as presented the April 14, 2016 Planning Commission meeting minutes. The Motion carried unanimously.

#### Open Session

Sally Winterton complimented Al Gaspari and the building department regarding their responsiveness to the plumbing contractors involved in the Phase II sewer expansion in Windsor Place.

A resident asked about plans to close Little Conestoga Road near the Eagle Tavern. Mr. Vargo advised that the Village Transportation Plan suggests changing Little Conestoga Road to one-way "out", toward Route 100, in the vicinity of the Tavern. She also commented about the ACME shopping center. Mr. Vargo advised that wastewater from that center will have to be re-routed to the Route 100 Plant as DEP won't allow further expansion of the Eaglepointe Plant.

Sally Winterton commented on 2 roundabouts being constructed on Route 322 in Hershey.

Jim Dewees inquired when Darrell Drive would be open to traffic. Cary Vargo hopes that can take place by the last week of June.

#### Adjournment

Jim Dewees moved to adjourn the meeting at 9:49 p.m. All were in favor.

Respectfully submitted,  
Gwen A. Jonik, Planning Commission Secretary