



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
January 7, 2010
Approved

In Attendance: Bob Schoenberger, Sally Winterton, Joe Stoyack, Shelly Krockner, John McTear, Linda Layer, Ken Engle, Jim Dewees, Chad Adams, Cary Vargo, Dave Leh, P.E.

Bob Schoenberger called the meeting to order at 7:34 p.m. The full Commission was in attendance.

Reorganization

Sally Winterton nominated Bob Schoenberger for Chairperson, seconded by Shelly Krockner. Nominations were closed, and Bob was elected unanimously.

Jim Dewees nominated Sally Winterton for Vice-Chairperson, seconded by Linda Layer. Nominations were closed, and Sally was elected unanimously.

Jim Dewees nominated Gwen Jonik for Secretary, seconded by Linda Layer. Gwen was elected unanimously.

Yelcick – Lot Line Change

Mark Yelcick and his neighbor, Jeff Fagan, were in attendance. The Yelcicks, of Krapf Lane, are requesting a lot line change as their driveway straddles the property line with the Fagan's property. The Yelcicks would like the easement released and the property line re-drawn so their driveway is located solely on their property. The Fagans are agreeable. Relief from the front yard setback was received from the Township Zoning Hearing Board in June 2009.

Chad Adams moved, seconded by Jim Dewees, to recommend final approval of the lot line change as modified and to grant the waiver from providing a site analysis plan. The Motion carried unanimously.

Butler House Property – Land Development Plan

Mike Robinson presented the land development plan for the Butler House property located on Byers Road, which provided 14 parking spaces and 2 in reserve as conditioned during the conditional use approval. The easement agreement regarding access through Byers Station Parcel 6-C will be addressed if it hasn't already been completed. Dave Leh will confirm the easement agreement status.

Joe Stoyack moved, seconded by Ken Engle, to recommend final land development approval for the Butler House property as presented this evening with the provision that the Access Easement through Byers Station Parcel 6-C is contained on the Plan, along with the extinguishment of the existing access to Byers Road according to the granted Conditional Use. The Motion carried unanimously.

Grand Sport Auto

Fred Gunther presented a Conditional Use request to re-locate his business, Grand Sport Auto –auto body repair and painting -- into an existing building next to Smaltz's Harley Davidson on Route 100, within the Limited Industrial District (LI). His current location, on Oscar Way, is also located in the LI District. He plans to renovate the building. Fred distributed an architectural drawing of the exterior – stone and stucco façade with a metal roof. Any salvaged vehicles will be located behind the building, out of sight. Signs will be as allowed by ordinance. The current on-site septic system will adequately serve the use.

Jim Dewees moved, seconded by Linda Layer, to recommend the Board of Supervisors proceed with a Conditional Use Hearing. The Motion carried unanimously.

Bob Schoenberger proceeded to Open Session and introduced Cary Vargo, Township Manager, to those Planning Commission members whom he hadn't already met.

Jim Dewees commented on the status of the "Village of Eagle" lettering that was supposed to be installed on the stone wall at the corner of Route 100 and Park Road. Mr. Vargo advised that the lettering had been installed last week but probably was not visible after dusk this evening.

Chester County Solid Waste Management Plan – dated June 2009

Bob provided a summary of the minor revision to the County's Solid Waste Management Plan which grants authority to the County to plan for and regulate the flows to the two facilities serving Chester County. The County requests each Municipality ratify the Plan, via actively adopting a Resolution, or as provisioned by silence.

Jim Dewees moved, seconded by Chad Adams, to recommend to the Board of Supervisors that they actively ratify the Plan as revised in 2009. The Motion carried unanimously.

Approval of Minutes

Jim Dewees moved, seconded by Joe Stoyack, to approve as presented the minutes of the November 5, 2009 Planning Commission/Village Concept Committee meeting. The Motion carried unanimously.

Bob announced the next scheduled Planning Commission meeting is February 4, 2010, and the next scheduled Village Concept Committee meeting is February 22, 2010.

Adjournment

Jim Dewees moved, seconded by John McTear, to adjourn at 8:30 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary