



Upper Uwchlan Township
Planning Commission Meeting
June 3, 2010
Minutes

Approved

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

Bob Schoenberger called the meeting to order at 7:34 p.m.

Alternative Energy System Ordinance (All Commercial and Industrial Zoning Districts)

The May 20, 2010 revised draft, which incorporated the Board's May 11 comments to remove: the restrictions in Byers Village, the 125% energy generation cap and solar access easement; was reviewed and the following comments were offered:

Section 1: Wind energy system definition refers to only *one* wind turbine. It should read "...one or more wind turbines...."

Other sections basically prohibit wind systems due to restrictive regulations (location, height, sound, etc.)

Uwchlan Township's ordinance seems to be case-by-case, conditional use. Our Board seems to favor that approach also. It is difficult to regulate the systems throughout the different zoning districts. What works in the industrial park will not work in the Village. Perhaps conditional use is the proper approach to assure each zoning district's nuances are taken into consideration. Section 2.B. *Applicability* speaks of the "conditional use approval".

The Department of Energy's *Renewable Energy Report* was referenced, which describes acceptable parameters for energy systems.

Jim Dewees moved that the Alternative Energy System Ordinance should be revised to require that all proposed energy systems be subject to conditional use approval. Further discussion resulted in agreement that a list of general energy system parameters, or guidelines, should be developed and provided to Applicants to submit with the Conditional Use Application, leaving room in the guidelines for advances in technology. Following the typical Conditional Use process, Alternative Energy Applications would be reviewed by the Planning Commission prior to review by the Board of Supervisors. Include the information as contained in Section 2.B.(1) thru 2.B.(4) of the May 20th Draft.

Joe Stoyack was asked to review the DOE's Renewable Energy Report to determine what parameters, along with Sections 2.C. and 2.D. of the May 20th Draft Ordinance, should be included on the Checklist provided to Applicants. Sally Winterton also has resources available, which she will forward to the Planning Commission members.

The Planning Commission appreciated the revisions to the draft Ordinance which were made per the Supervisors' instructions of May 11. The Planning Commission is going to continue researching and developing the various questions/specifications they believe should be addressed in an Alternative Energy System Conditional Use Application. They request that Brandywine Conservancy do no further work on this Ordinance at this time, and await further direction from the Commission.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the Planning Commission's April 1, 2010 meeting minutes. The Motion carried unanimously.

Open Session

Jim asked whether or not Brandywine Springs Farm was going to be required to hook into public water for fire hydrant service. This will be investigated prior to Final Land Development Plan submission.

Joe questioned the trail plan between Fellowship Fields and Windsor Ridge. If a trail is planned, would the Windsor Ridge developer or the Township build it?

Linda asked the status of the turnpike pedestrian bridge project and the connection of the trail between Hickory Park and Marsh Creek State Park.

Chad advised the Hickory Park trails need attention.

Gwen announced the Township's 2nd Annual Block Party, which will be held Saturday, June 19, beginning at 6:00 p.m.

Bob announced the next scheduled meeting is July 1. After discussion, it was agreed to change the July meeting date to **July 8**.

Adjournment

Jim moved, seconded by Joe, to adjourn at 8:17 p.m. So moved.

Respectfully submitted,

Gwen Jonik,
Planning Commission Secretary