



Upper Uwchlan Township  
Planning Commission Meeting  
July 9, 2009  
7:30 p.m.  
Minutes - **Approved**

In attendance: Bob Schoenberger, Shelly Krocker, Joe Stoyack, Ken Engle, Linda Layer, John McTear, Jim Dewees, Chad Adams, Dave Leh, P.E. – Gilmore & Associates, Sheila Fleming, Senior Planner – Brandywine Conservancy, Historic Commission members Nancy Copp, Ed Edwards, Mary Lou Farrow

Bob Schoenberger called the meeting to order at 7:30 p.m.

QBD Ventures – 164 Byers Road

Joe Dimino of QBD, and Justin Linette of D.L. Howell were in attendance and presented a sketch plan for 164 Byers Road, dated June 24, 2009. Currently there are 4 buildings on the lot. The sketch plan proposes a 2-story building of 2,100 sqft per floor (4,200 sq ft), a porch (facing Byers Road), exterior stairs, on-site well, on-site septic (temporary pump & haul until public sewer available), 21 parking spaces in the rear, storm water on the low side of the lot along Byers Road and use the existing driveway, which may be widened to 24'. The building will be accessed from the parking area in the rear. QBD (Quality By Design - small fit-outs and renovations) would occupy the lower level, and lease the upper level. They hold standard business hours, have 4 employees and very few clients on a daily basis, receive minimal deliveries, public water is several hundred feet away, the well is on Jeff Hanna's property, trash receptacles would be located toward the rear of the parking lot, haven't found the architectural exterior they have in mind, storm water management toward the east, on-site septic toward the west. Mr. Linette did not believe any waivers would be necessary. The property is within the Byers Village District, which will require sidewalks. Dave Leh called attention to Byers Road requiring a 60' right of way, so the 30' may affect the proposed storm water basin. There is a pond on the neighboring property to the south which may be at a higher grade. A few trees may need to be removed but landscaping requirements will be met, as will building height regulations. Initial parking may be reduced to lower impervious coverage, with spaces held in reserve if needed in the future. No action was taken.

Butler House

Alyson Zarro (Riley Riper) and Scott Nodland (Toll) were in attendance and presented parking plan option "D" with the parking located to the west of the house and the buffer enlarged to 25', with landscaping, parking to connect to existing driveway until parcel 6-C develops and then access will be provided through that common corner. The Open Space area has been dedicated to the HOA and an access easement will need to be granted. The existing gravel driveway will be closed to vehicular traffic and is part of the trail system. The restrictive covenant(s) on the property will be developed as a condition of approval for the PRD Modification. Byers Station resident Barb Edwards commented the HOA should be compensated for the area required for the access easement. Mike Robinson, potential buyer, plans to relocate his insurance agency and keep the property as residential and low impact as possible, with landscaping/shrubbery buffering the parking area from the neighbors.

Shelly Krocker moved, seconded by Chad Adams, to recommend that the Board of Supervisors move forward with the Conditional Use Hearing allowing non-residential use of the Butler House Property accompanied by the following conditions: 1. an access easement is to be granted to the Butler House property for access from Byers Station Parcel 6-C upon its development, and 2. a covenant regarding future change in use of the property shall be developed. The Motion carried with 7 ayes and 1 nay (Stoyack).

### Round Table Discussion - Village Design - with Sheila Fleming

Sheila Fleming requested ideas for the preparation of a village concept sketch plan for the Village Concept Committee. The following points were offered:

- Study area = beginning at Park Road and Little Conestoga, head west to Turnpike, south along the Turnpike to Township border on Route 100, then head north through Eagle Industrial Park to Byers Village, along Graphite Mine Road to St. Elizabeth's, through Waynebrook back to Little Conestoga/Park.
- The Township building schoolhouse is deed restricted. Township building will continue to be used as such into the foreseeable future.
- Assume full build-out of Graphite Mine Road (4 lanes)
- No parking on Pottstown Pike within Eagle Village
- Boutique-type shoppes, with parking to the sides/rear, small grassy areas
- Encourage pedestrian traffic, keeping vehicles to the outer areas, safe walkways interior, parking exterior
- Identify maximum development, with public sewer and public water
- New roads? Potentially East Township Line crossing Route 100 and heading north along Turnpike to Park Road, and add a cross road between Route 100 and Senn Drive
- Parcel sizing is important – be cautious with restrictions – don't want to deter tenants
- Include Byers Station Parcel 5-C using no or low residential, mixed with commercial/professional/office - village commercial

John Diament, John McTear and Linda Layer volunteered to assist Sheila with the concept sketch. Mary Lou offered Wise Preservation's services. A work session will be scheduled.

### Approval of Minutes

Chad Adams moved, seconded by Ken Engle, to approve as presented the minutes from the May 14, 2009 and June 11, 2009 Planning Commission meetings. The Motion carried unanimously.

### Open Session

Bob advised the Planning Commission's topic for the July 14 Joint Boards and Commissions meeting will be a Village Concept Committee update.

Chad Adams commented he is not in favor of pump & haul arrangements. Don Carlson commented they are temporary situations and better than failing septic systems until public sewer is available.

### Adjournment

Joe Stoyack moved, seconded by Jim Dewees, to adjourn the meeting at 9:03 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary