



UPPER UWCHLAN TOWNSHIP
Planning Commission - Workshop
March 1, 2012
Minutes

Approved

In Attendance:

Bob Schoenberger, Sally Winterton, John McTear, Jim Dewees, Ken Engle
Cary Vargo, Township Manager

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

Cary advised that the Township is considering acquiring the Shea property in order to permanently protect open space, accessible to the public, along with an area for land disposal of wastewater. Seeking support to apply for several State and County Grants for the majority of the funding. Each Grant is a matching funds grant (@\$70,000 Township funds), and the Municipal Authority will also be contributing to the purchase. Several of the outbuildings are in poor condition but the homestead would probably be re-adapted. The Planning Commission members present expressed their support of the project.

This workshop was scheduled for the Planning Commission to thoroughly review the Community Sustainability Assessment (CSA) as the first step in the Comprehensive Plan update. Cary explained the CSA is a stand-alone document, and the items listed are to encourage conversations as to what topics should be included in the Comprehensive Plan. Brandywine Conservancy provided a revised draft dated March 1, as well as an Appendix – First Priorities, dated March 1.

The Appendix – First Priorities listed the “Five Higher-Priority Categories” as Water Quality & Quantity; Land Use and Community Character; Renewable Energy and Energy Conservation; Mobility and Transportation; Community Health and Safety.

The Commission reviewed the Appendix and offered the following comments:

Page 2 – Water Conservation:

Not in favor of *requiring* routine pumping of existing (older) on-lot septic systems,
in favor of promoting the education of the residents toward the benefits
of routine pumping and maintenance/repairs of those malfunctioning

Clarify the non-storm water discharge inconsistencies

Agree that street trees should be native

Page 2 -- Water and Sewer Infrastructure

Aqua PA is referred to as a quasi-public utility – this is incorrect.

Page 3 – Water and Sewer Infrastructure (continued)

It is correct that there's no township-wide sewage plan, and the Act 537 Plan will be updated once the Route 100 WWTF Phase II has been completed.

Page 5 – Land Use Planning

Not confident in the accuracy of Flexible Overlay Districts
(west of Route 100, and east end of Fellowship Road)

Page 7 – Character and Aesthetics

Within the “Preserve, through zoning and other means....” Strengths/weaknesses, the reference to Byers *Station* should be Byers *Village*.

Page 8 – Community Character and Aesthetics –continued

Would like to prohibit the omnidirectional lighting in residential settings, or require reduced power (at least 50%) after 11:00 p.m.

Page 9 – Renewable Energy and Energy Conservation

Alternative Energy System Ordinance draft is currently underway.

Page 11 – Mobility and Transportation, Non-vehicular Transportation

Within “Encourage Transit-Oriented Development”, remove the reference to “climate change”;

Within the “Establish sidewalks in residential, village, downtown areas” strengths/weakness explanations, add the word “adjoining” between existing and sidewalk;

Bike parking is being encouraged, via the Village Concept Plan

Page 12 – Roads and Streets

Within the “Codify complete streets principles....” strengths and weaknesses explanations, correct the typo “tail” to tailor (?);

Need suggested plantings for median strips

Page 13 – Parking

Parking items are being addressed via the Village Concept Plan

Page 15 – Mobility and Transportation Recommendations

Agree that an official map should be drafted and adopted;

Eliminate 25% cap on shared parking in only commercial districts;

Require sidewalks only in commercial districts, and where they adjoin existing trails;

Not in favor of on-street parking counting toward off-street parking;

Page 16 – Public Health and Safety

Agree that native species should be required

Page 17 – Housing Diversity and Accessibility

No comments offered at this point in time

The Workshop was adjourned at 10:20 p.m.

Respectfully submitted,

Gwen A. Jonik,

Planning Commission Secretary