



Upper Uwchlan Township
BOARD OF SUPERVISORS
JOINT BOARDS / COMMISSIONS WORKSHOP

July 10, 2012
4:00 p.m.
Minutes

Approved

In attendance:

Kevin Kerr, Chair

Cary Vargo, Township Manager

Chief DeMarco, Police Chief

Cliff Schultz, Chair, Zoning Hearing Board

Mary Lou Farrow, Chair, Historic Commission

Bob Schoenberger, Chair, Planning Commission

Jamie Goncharoff, Chair, Emergency Management Planning
Commission

John Theilacker - Brandywine Conservancy

Sheila Fleming – Brandywine Conservancy

Mr. Kerr called the workshop to order at 4:08 p.m.

BOARD OF SUPERVISORS

John Theilacker distributed copies of an “Appendix – First Priorities” dated May 24, 2012 and Community Sustainability Assessment (CSA), which were reviewed and discussed with the Township Planning Commission this Spring. The documents provide guidance to the Planning Commission and Brandywine Conservancy as they update the Township’s Comprehensive Plan. Sustainability is defined as meeting current needs, as well as providing for the future.

The Township is doing a good job of encouraging alternate modes of transportation, innovative storm water management measures within land development planning, land disposal for treated wastewater, planning for re-design/development of the Village areas, and drafting an alternative/renewable energy system Ordinance. There is room for improvement in public transportation availability, building the business base so residents have more local work opportunities and don’t have to commute so far, and requiring the use of native plant materials within land development landscaping plans. Kevin asked if the Municipal Authority had reviewed the analysis and recommendations regarding updating the Township’s Act 537 Plan. Cary advised the Authority will be involved. Brandywine Conservancy will then finalize the CSA, and although it is an independent document, it will be included in the updated Comprehensive Plan.

ZONING HEARING BOARD (ZHB)

Cliff Schultz reported the ZHB has held three Hearings this year.

PLANNING COMMISSION (PC)

Bob Schoenberger introduced a discussion regarding the current mixed zoning along the Route 100 corridor – residential, commercial, planned industrial -- and the idea of removing the residential zoning along the corridor. During the Village Concept Committee’s work to develop guidelines toward re-development of the Village areas, it was evident that there are current zoning requirements too restrictive for commercial / light industrial businesses. The PC may begin work on this at their next meeting.

Connecting existing trails has also been discussed by the Village Concept Committee. Sheila Fleming distributed an aerial map of the Village area, showing existing trails/sidewalks and the five

(5) highest-priority gaps to be connected. The 5 priority gaps are: #1 Along Route 100 from Waynebrook south to Park Road; #2 Along Little Conestoga from Waynebrook south to Park Road; #3 Along Route 100 from Byers Road south to the Wawa; #4 Along Route 100 from the Wawa south to Pennsylvania Drive; #5 Along Little Conestoga Road south of Park Road to Route 100, and including Seaboldt Way. Sheila used the pricing detailed in the 2005 Master Trail Plan by Ray Ott (\$17.78/linear foot for 6' trail; \$22.22/LF for 8' trail) to estimate the costs to connect these gaps in the trail network. Some links are quite costly due to the type of trail proposed, grading issues, providing street lights, etc., but connecting these trails ties in with the Village design, providing safe and sustainable alternate transportation options.

Bob Schoenberger advised the Village Concept Committee will meet/discuss in August, and provide a recommendation for the Supervisors' consideration when discussing the 2013 budget. The costs may be less expensive if the Public Works Department is used rather than a Contractor.

HISTORIC COMMISSION (HC)

Mary Lou Farrow advised that the Upland Farm Barn Adaptive Reuse Project is underway with Archer & Buchanan, who brought concepts and sketches to the Upland Farm Advisory Committee a few weeks ago and will return in a few weeks with more formal drawings of the top 2. In summary, the Barn could hold 91 people maximum; there are height issues with the lower level; restrooms proposed for both floors; perhaps a kitchen on both floors; potential for a tent out back for larger festivities. The garages will be utilized for other needs.

Other Upland Farm developments: Cary spoke with Ray Ott regarding engineering the trail for the property - Toll is responsible for constructing the trail; as of June 29th, the drip-irrigation disposal fields are operational;

Mary Lou asked if permission could be given to Archer & Buchanan to develop concepts for adaptive reuse of the Upland Farm house, even though nothing would be developed there for a few years. Kevin asked Mary Lou to get estimates for that work and it would be considered during 2013 Budget discussions.

Mary Lou commented that the HC participated in the Block Party again this year and there was quite a bit of interest in trails from those who stopped by the table. A suggestion for next year was to have the Supervisors' pictures posted, plus other Boards/Commission members.

TECHNOLOGY ADVISORY BOARD (TAB)

Cary Vargo reported that a Request For Proposals is being developed for IT Services, we recently increased bandwidth to the township building, we are evaluating software programs in the hopes of integrating all departments, and Cary analyzed Performance Evaluation Software which will assist with Departmental task efficiencies, which should be up and running soon.

PARK & RECREATION BOARD (P&R)

Cary Vargo reported that Glenmoore-Eagle Youth Association (GEYA) has offered to pay for the installation of an automatic irrigation system for the 3 grass fields at Fellowship Fields. This would improve the usability of the fields and could be installed by the end of this month. The Township will be responsible for the monthly water supply, as is currently the case through manual watering of the fields.

Cary reported that GEYA Baseball has offered to light Field #1 at Hickory Park. GEYA will introduce the information to the Planning Commission at their meeting later this week.

MUNICIPAL AUTHORITY

Cary Vargo reported that the drip irrigation disposal fields at Upland Farm are operational and in use.

EMERGENCY MANAGEMENT PLANNING COMMISSION (EMPC)

Jamie Goncharoff reported that at recent meetings, the Commission spent an evening reviewing the Marsh Creek Dam emergency procedures, as well as taking a field trip to the Dam, received training by the County on water management, and also took a field trip to the Limerick Generating Station. Two members of the EMPC, a married couple, are moving out of the Township but may not need to leave the Commission unless that is the Board's directive. Jamie is registered for a 2-day course, furthering his Professional Designation of Emergency Management Coordinator.

OPEN SESSION

Cliff Schultz asked about the Frame Property Conditional Use Hearing. Cary advised the Hearing is scheduled for July 16, 2012, 7:00 PM and the Applicant, Toll Brothers, is seeking approval to construct 68 homes on the Frame Property along Little Conestoga Road, near the Turnpike overpass. Cliff commented that the increase in traffic on Little Conestoga Road, especially for those pulling out of Buckingham, will be a burden. Cary advised that even though Little Conestoga is a State road, the Township will need to address traffic impact issues.

ADJOURNMENT

There being no further business to discuss, Kevin adjourned the Workshop at 5:25 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary