



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
November 8, 2012  
Minutes

Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Jim Dewees, John McTear, Chad Adams

Invited Guests:

Sheila Fleming, John Theilacker and Tony Robalik – Brandywine Conservancy

Bob Schoenberger called the meeting to order at 7:33 p.m.

Brandywine Creek Greenway Concept Plan

Sheila Fleming summarized the Brandywine Creek Greenway Concept Plan, a regional initiative coordinated through Brandywine Conservancy, funded by William Penn Foundation and DCNR Grants. The Vision for the Greenway has been to bring awareness to and plan for a 30 mile long conservation corridor from Honey Brook to Chadds Ford. The Concept Plan is the result of Phase I activities, involving the 16 municipalities on the east branch. Expansion plans are in motion to include the 8 municipalities on the west branch. Brandywine Conservancy requests each participating Municipality endorse the Concept Plan and establish a liaison for Phase II, which will work on a strategic action plan (advisory in nature – not mandatory actions), setting priorities as desired by each township. The purpose of the greenway is to offer the recreational opportunities end-to-end along/on the Creek -- walk, bike, or travel by water – and provide conservation protection.

The web link to the Concept Plan and the sample resolution of endorsement will be sent to the Planning Commission for review and action at the December meeting.

Comprehensive Plan Update

Tony Robalik distributed suggestions for potential actions to improve energy conservation and several maps/charts related to local energy consumption. Discussion included:

- Continue to educate the public on energy conservation ideas;
- If an idea or concept is financially feasible, people will do it on their own;
- Locate some of the ideas in other areas of the Comprehensive Plan;
- Don't over regulate -- too prescriptive, too costly;

[Sally arrived]

The group discussed each suggested action item/objective and provided comments. Brandywine will edit accordingly.

### Land Use Plan

John Theilacker led discussion about possible land uses along the northern section of the Route 100 corridor, north of Fellowship Road north, currently a mix of commercial/light industrial and residential. There are several undeveloped parcels and several parcels that could be re-developed in that area.

The Planning Commission had discussed this topic previously and recommends this area be rezoned to commercial-light industrial-office only, along Route 100. Discussion also included a possible connector road along/through what is currently the Jankowski Tract to the Reserve at Eagle; an indoor sports arena; accessory uses to Retail.

The process and steps to revise the zoning will be investigated.

### Approval of Meeting Minutes

John McTear moved, seconded by Chad Adams, to approve the minutes of the October 4, 2012 Planning Commission Workshop. The Motion carried unanimously.

John McTear moved, seconded by Joe Stoyack, to approve the minutes of the October 11, 2012 Planning Commission Meeting. The Motion carried unanimously.

Bob announced the next Planning Commission meeting is scheduled for December 13, 2012, 7:30 PM.

### Open Session

Gwen announced the Holiday Gathering - thanking the Boards/Commissions Members for their service to the community - is scheduled for December 7.

Gwen advised the Historic Commission suggests resuming Village Concept Committee meetings to develop a Village landscape/streetscape plan. Bob will confirm with Mary Lou

### Adjournment

Joe Stoyack moved, seconded by Chad Adams, to adjourn at 9:50 PM. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary