



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
July 11, 2013
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, John McTear, Shelly Krockner, Jim Dewees, Chad Adams, Mike Taggart, P.E. – Gilmore & Associates, Gwen Jonik – Secretary

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

Eagleview Corporate Center - Sierra Drive Pump Station – Subdivision Plan

Neal Fisher, P.E., of the Hankin Group, summarized the history of Eagleview Corporate Center's wastewater treatment system – wastewater is collected and conveyed to Uwchlan Township Municipal Authority for treatment and disposal. Mr. Fisher presented the Sierra Drive Pump Station subdivision plan prepared by Chester Valley Engineers, dated June 5, 2013, proposing to subdivide a 0.106 acre parcel from the 72-acre Lot #1 for a wastewater pumping station. Hankin will transfer the property Deed to the Uwchlan Township Municipal Authority, which will own the parcel and the pump station building. Hankin is seeking recommendation for final subdivision plan approval and 2 waivers from the Subdivision/Land Development Ordinance: 1) a waiver from restricting further subdivision of Lot 1; and 2) a waiver from requiring direct access to a public street -- Sierra Drive will remain a private street.

Jim Dewees moved, seconded by Chad Adams, to recommend to the Board of Supervisors approval of the Final Subdivision Plan for the Sierra Drive Pump Station and grant a waiver from restriction of further subdivision of Lot 1 and from requiring direct access to a public street. The Motion carried unanimously.

Brandywine Creek Greenway

John Theilacker, Brandywine Conservancy, in Sheila Fleming's stead, spoke of the next steps toward developing the Strategic Action Plan for the Brandywine Creek Greenway, the inter-municipal project along the Brandywine Creek's 31 mile route, from Struble Lake in the north to the Delaware State line in the south. John reviewed the regulatory and non-regulatory tools checklists with the Commission and proceeded to complete the checklists. The Commission members were asked to think about potential projects and/or key features Upper Uwchlan would like to enhance along the Greenway, to promote conservation and recreation. Discussion will continue next month.

Zoning Ordinance Amendment – Discussion

John Theilacker summarized previous discussions regarding a potential zoning district amendment for parcels along Route 100 north of Fellowship Road, from R-2 to Planned Industrial/Office or Limited Industrial, and removal of the F-1 Open Space Overlay from that area as there's no longer qualifying parcels. The Commission talked about various uses they'd prefer or encourage, such as clean/light industrial, factory seconds warehouse, office complex, Urgent Care/Medical offices, light manufacturing-assembly-or servicing electronics, hotel or conference center, professional offices, indoor recreation, laboratory/research, etc. The proposed revised zoning ordinance text expanded the architectural design and perimeter

buffering requirements to enhance the aesthetics of potential buildings abutting the existing residential properties. The proposed text was submitted for review by the County Planning Commission and the comments were generally favorable.

Documents previously prepared for this topic will be redistributed for the next Commission meeting.

Comprehensive Plan Review – May 2013 Draft

The Commission reviewed Chapter 4 “Community Infrastructure and Services”. Minor corrections were noted, and use of the term “‘green’ infrastructure’ is to be stricken throughout the Chapter. The Commission will continue with Chapters 5, 6, and the Appendix at the next meeting.

Approval of Minutes

Jim Dewees moved, seconded by Joe Stoyack, to approve as presented the minutes of the Planning Commission’s May 9, 2013 Meeting and June 6, 2013 Workshop. The Motion carried unanimously.

Open Session

Chad wanted those who planned the Block Party to know it was an enjoyable evening and has grown into a very nice Community event.

Shelly Krocker commented that the Police did a great job with traffic at Marsh Creek State Park on July 4.

Jim Dewees commented that the road closure timing for the July 10 Bike Race was not appreciated by many, and he hoped the organization sponsoring the event was charged a fee for the additional Police coverage. If this event is held again, either the day or the time should be adjusted to better accommodate those who travel Route 100.

Adjournment

Jim Dewees moved to adjourn the meeting at 9:38 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary