



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
September 12, 2013  
Minutes  
Approved

In Attendance: Bob Schoenberger, Sally Winterton, Derald Hay, Joe Stoyack, Jim Dewees, John McTear, Gwen Jonik - Secretary

Bob Schoenberger called the meeting to order at 7:34 p.m. as a quorum was present.

Chester County Planning Commission – Act 247 Review Process

Glenn Bentley, AICP, Chester County Planning Commission (CCPC) was in attendance to advise that the CCPC is updating their Act 247 Review Process (for subdivision and/or land development proposals and ordinances) and plans to visit each Municipality, seeking comments regarding updating the use of their reviews and areas for improvement with the process. Mr. Bentley asked the Commission a series of questions to assist with the discussion, including if the CCPC's review letters are found to be helpful, are they easy to understand, what improvements would our Commission like to see. Comments included that the review letters provide too much narrative and should be more concise; images such as natural resources could be included in the review letter; send the review letters electronically.

Mr. Bentley advised that once the process revision draft was prepared, all Municipalities would be provide copy.

Brandywine Creek Greenway

Sheila Fleming, Brandywine Conservancy, provided an update of the Brandywine Creek Greenway project, involving 16 Municipalities along the east branch of the Brandywine and 8 along the west branch. Work has begun on the Strategic Action Plan to incorporate goals and objectives discussed while drafting the Concept Plan, and for each Municipality to develop pilot projects to prioritize and plan for within its boundaries.

Discussion included:

1. Safety features for the existing Brandywine Trail, from Dorlan Mill along the west side of Marsh Creek State Park, following roadways towards Ludwigs Corner. Retain natural surface – don't pave; perhaps relocate the trail off the road; mark the footpaths where they traverse the road.
2. Extending the Struble Trail is a County initiative – the County seeks input from Municipalities along the way.
3. The Master Trail Plan provided for trail along Little Conestoga Road, from Eagle Village heading west. There will be a trail along Little Conestoga from Park Road to Waynebrook Drive, and then farther west along the Frame property when it's developed. Connecting those segments is likely 5-10 years away.
4. Brandywine Creek access and uses: access already provided at Dorlan Mill; parking is challenging at Lyndell pull-off and Gottier Drive; water level isn't conducive to kayaking or canoeing; good for fishing; consider directional signs, picnic facilities, perhaps port-a-pots.
5. Develop a trail head and/or "destination" near Eagle Village, with parking and restrooms, and directional signs for refreshments after recreation (lunch/dinner, drinks, ice cream, etc.). Could be located on the parcel below the Township building, where the salt shed was located, and/or the Upland Farm property.
6. There may be potential to travel from Upland Farm to Marsh Creek State Park, and to the Brandywine Creek Greenway "off road". Investigate the abandoned road near Moore Road/Dorlan Mill down to the Mill. Investigate a boardwalk over Marsh Creek Lake 'finger' between Marsh Harbour and Heron Hill neighborhoods.
7. Black Horse Creek: conservation, reforest riparian buffers.

In conclusion, we could partner with County, State/DCNR, private land owners and land trusts to accomplish most of these projects.

The Commission determined that priority #1 is developing a trail head in or near Eagle Village.

#### Ordinance Amendments

##### Open Burning Prohibition.

The Commission was asked to review and comment on an ordinance amendment draft banning open burning Township-wide. The Commission didn't like the content of this draft. Comments included:

1. Should mention types of fuels prohibited or permissible;
2. Define "open burning";
3. Township Manager and Trade Waste are defined in this draft but aren't used in the content;
4. Is a burning in a barrel or drum permissible;
5. Prohibit burning in more populated areas of the Township, not Township-wide.

Sally Winterton moved, seconded by Jim Dewees, that the Supervisors should not consider banning open burning, now or in the future. It was suggested that the Commission evaluate alternative ordinances that might focus prohibiting burning in higher-density areas of the Township. The Motion carried with four in favor and two opposed (Hay, Stoyack).

##### West Vincent Township – Municipal Use, Exemption.

The Commission was asked to review and comment on an ordinance amending the Upper Uwchlan Township Zoning Ordinance regarding municipal use exemption to provide for exemption from zoning regulations for a parcel in Upper Uwchlan Township that is owned by West Vincent Township, adjacent to the West Vincent Township Park. The Commission discussed the need for the amendment, as several alternatives are available: follow the Conditional Use process, seek Zoning Hearing Board relief, or change the Township boundary. It was suggested that the zoning ordinance amendment is the least costly and most efficient resolution. An additional discussion point was to either clarify or remove a portion of a sentence containing a confusing reference to "the Township", ending the sentence after identifying the Parcel in question.

Jim Dewees moved, seconded by Joe Stoyack, to leave the current Zoning Ordinance unchanged. The Motion carried unanimously. If the Board of Supervisors wishes to proceed with an Ordinance amendment for this matter, the Planning Commission strongly encourages the clarification or removal of the text, "...or any use of such premises by the Township or its designee."

#### Approval of Minutes

Jim Dewees moved, seconded by John McTear, to approve as presented the minutes of the August 8, 2013 Planning Commission meeting. The Motion carried unanimously.

#### Open Session

Several Commission members expressed pleasure with the left turn lane on Park Road to head north on Route 100.

Gwen Jonik advised a Joint Boards & Commissions Workshop will be held at 4:00 p.m. October 8, 2013 and all are invited to attend.

#### Adjournment

Jim Dewees moved, seconded by Derald Hay, to adjourn at 9:18 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik

Planning Commission Secretary

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