



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
August 8, 2013
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Jim Dewees, John McTear, Derald Hay,
Gwen Jonik – Secretary

Invited Guests:

John Theilacker and Tony Robalik – Brandywine Conservancy

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

Comprehensive Plan Review – May 2013 Draft

The Commission reviewed Chapters 5, 6, and Appendices of the Comprehensive Plan draft dated May 2013. Joe Stoyack's comments on the Chapters, provided via email as he knew he couldn't attend this evening, were reviewed and taken into consideration as well.

Bob Schoenberger commented that the vision detailed in the "Village Concept Plan" is where the Township would like to focus efforts over the next decade. While the "Village Concept Plan" is separate from the Comprehensive Plan, there are many areas where the two Plans overlap.

This concludes the Township Planning Commission's review of the updated Comprehensive Plan. The next steps toward the Board of Supervisors' approval and adoption of the Comprehensive Plan include: receiving and addressing the County Planning Commission's comments; distribution of the Plan to adjacent Municipalities for their comment; advertisement and Public Meeting for Public comment; Township Board of Supervisors' review and comments.

Zoning Ordinance Amendment – Discussion

Township Staff, the Commission, and the Township Supervisors have been discussing proposed amendments to the zoning classification of 2 properties -- one on Township Line Road (Senn Trust), from Residential to Limited Industrial (LI); the other on north Route 100 (Jankowski), from Residential to Planned Industrial /Office (PI) or Limited Industrial (LI); and to remove the F-1 and PRD Overlays as there are no eligible properties remaining. Bob Schoenberger asked if the property owners are in agreement with the proposed reclassifications. The Senn property owner is in agreement, the Jankowski property owner hasn't commented. John Theilacker, who drafted the text for the proposed amendments, advised that these amendments are consistent with the vision of the current draft Comprehensive Plan.

The Board of Supervisors requests a recommendation from the Commission. Commission members agreed they'd like to encourage commercial/light industrial/business growth in these areas.

Jim Dewees moved to recommend to the Board of Supervisors to move forward with the reclassification of the Senn parcel on East Township Line Road to Limited Industrial, and Planned Industrial/Office or Limited Industrial for the Jankowski Tract along Route 100.

Sally Winterton seconded and asked whether or not our current Ordinances require adequate buffer zones between LI / PI properties and residential properties. Sally asked to amend the Motion to include that detailed screening Plans (buffer size and required plantings) be reviewed by the Planning Commission and Township Consultants during land development reviews between LI / PI development and abutting residential properties.

Jim Dewees accepted the amendment to the Motion, Sally Winterton seconded the amended Motion, and it carried unanimously.

Steve McNaughton questioned whether PI zoning negates residential development from the Jankowski Tract. Bob Schoenberger replied residential is allowable through Conditional Use in all zoning districts.

Approval of Minutes

Jim Dewees moved to approve as presented the minutes of the July 11, 2013 Planning Commission meeting, John McTear seconded, and the Motion carried unanimously.

Open Session

Bob McHugh questioned whether the For Sale sign on a Park Road property was correct in its claim that it's suitable for a large office building. Bob Schoenberger replied the size office building advertised wouldn't be by-right, but possible through Conditional Use.

Gwen Jonik commented the Commission would be receiving information regarding Chester County's recently approved County-Wide Act 167 Storm Water Management Plan, and the Village Concept Committee is scheduled to meet August 26, 2013 regarding the draft Village Transportation Plan. The public is invited to attend that meeting.

The Planning Commission's next meeting is September 12, 2013, 7:30 p.m.

Adjournment

Jim Dewees moved, seconded by Sally Winterton, to adjourn at 9:20 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary