



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 9, 2017
Minutes
Approved

In Attendance:

Bob Schoenberger, Chair, Ken Engle, Bob Phillips, Chad Adams, Joe Stoyack, Jim Shrimp, Jim Dewees, MaryLou Lowrie, P.E. - Gilmore & Associates, Shanna Lodge, Assistant Township Manager, Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m., introduced and welcomed Shanna Lodge, Assistant Township Manager.

The McKee Group – Land Development Plan Introduction

Denise Yarnoff, Esq., Lisa Glackin, Kevin McLaughlin, Ted Gacomis, and Bob Fетters, Jr., were in attendance.

Denise Yarnoff, Esq., presented The McKee Group's land development plan, following the project receiving Conditional Use Approval to build an Active Adult Community of 375 homes, and amenities, on the Fетters Property on Milford Road. The Plans are very similar to the Conditional Use Plans; however the land development plan includes roadway connections to the Reserve at Eagle to the north-east and the Reserve at Chester Springs to the south-west.

Bob Schoenberger commented that due to the size of this project, a workshop might be scheduled in April, depending on how many other items there may be on the April 13 meeting agenda.

Discussion included the following items:

Wastewater disposal fields will be fenced.

There are 3 types of units proposed: single-family, villas, carriages.

The clubhouse is the same as during the Conditional Use process, with amenities such as a bocce court, fitness room, locker rooms, a small kitchen, a fenced pool, parking area, rain gardens. The hard surface area around the pool will be large enough to accommodate plenty of chairs and tables. The clubhouse trash containment area hasn't yet been detailed.

Not all interior roadways will remain private. With the Township's condition that the development be connected to the developments on either side, some of the roads will be private, some will be public. This will be determined during this land development process.

The trail adjacent to the rear of Patricia Drive properties has been revised so it isn't immediately adjacent. Lisa Glackin has been in touch with those property owners regarding the buffer.

Trees planned along private streets or sidewalks should be deep rooted, not surface rooted, as the Homeowners Association will own and be responsible for them as listed in the Conditional Use Approval. Gwen Jonik is to call this to Brandywine Conservancy's attention.

Joe Stoyack moved, seconded by Jim Dewees, to accept the Land Development Plan submission for the Township Consultants' review. The Motion carried unanimously.

Keeping of Chickens Ordinance – Revised Draft Discussion

The Keeping of Chickens Ordinance Draft (dated October 12, 2016) has been revised several times to simplify standards for residents to keep a small number of female chickens, without over-regulation. Discussion was held regarding the permit(s) needed: 1) to keep chickens; and 2) depending on the size of the coops/enclosures, whether a zoning or building permit was needed. It was suggested that all chicken enclosures require a zoning permit and that the enclosures, as with any accessory structure, be compliant with the zoning district setbacks. The Commission members didn't favor requiring 2 permits - 1 to keep chickens and 1 for the enclosure. There was brief discussion regarding grandfathering those who have chickens at this time. Some Members believe grandfathering is allowable; however no one knew with certainty.

Chad Adams moved, seconded by Bob Phillips, to forward this Ordinance to the Board of Supervisors to consider for approval with a revision that a zoning permit is necessary for the coop/enclosure and, if possible, grandfather those who have chickens at this time. The Motion carried with 5 in favor and 2 opposed (Deweese, Stoyack).

Approval of Minutes

Jim Deweese moved, seconded by Chad Adams, to approve as presented the minutes of the February 9, 2017 Planning Commission Meeting. The Motion carried unanimously.

Open Session

Bob Phillips asked for an update on Byers Station Parcel 6C – the northeast corner of Graphite Mine Road at Byers Road. Gwen Jonik advised that the latest activity was the discussion of an Assisted Living Facility on the property.

Bob Schoenberger announced the next meeting date as April 13, 2017, 7:30 p.m., unless a Planning Commission Workshop was scheduled for April 6.

Gwen Jonik advised that revised Marsh Lea Land Development Plan submission was anticipated within a month, there was no new activity regarding the Jankowski Tract on Route 100, and construction had commenced on homes in the Reserve at Chester Springs.

Adjournment

Jim Deweese moved, seconded by Chad Adams, to adjourn the Meeting at 8:28 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary