



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

September 14, 2017

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Jim Shrimp, Brett Hand, Joe Stoyack, Jim Dewees, Chad Adams, MaryLou Lowrie, P.E. – Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:31 p.m. as a quorum was present.

CarSense Land Development Plan

Melissa Luperi explained the plan to expand the building used for washing and detailing cars. Chad Adams moved, seconded by Joe Stoyack, to accept the Plan for Consultants' review. The Motion carried unanimously.

Montesano Brothers Conditional Use Application

Michael Montesano presented their intention to provide wait service for both the inside seating (40) and the exterior patio (24) area.

The Commission was concerned with parking. Twenty spaces are required for the indoor seating and 12 more for the outdoor seating, totaling 32 parking spaces (during nice weather). It is possible to have 20 spaces in the existing parking area. Montesano Brothers provided a note indicating permission from the adjacent dentist to use the dental office parking area. Jim Shrimp expressed a concern that there could be conflicts with the dental office hours. They also have verbal permission to use the Goddard School parking area. Joe Stoyack suggested people could park in the Acme lot; Chad Adams stated that without permission from the owners of the Acme center, they could not depend on that. The Commission suggested they gather written permissions from all owners where patrons might park, and to go forward to Conditional Use Hearing. Another option is to meet the requirements in the letter from McMahon Associates or go to the Zoning Hearing Board.

The Commission is in support of the concept and will recommend it to the Board of Supervisors, if written permission for parking area use is acquired from neighboring businesses. It promotes walking in the village, and it seems additional parking will be available.

Joe Stoyack moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that a Conditional Use Hearing be held and the Application approved. The Motion carried unanimously.

Hickory Park – Field Lighting

Shanna Lodge, Assistant Township Manager and Park & Rec Board Secretary, presented a request from GEYA to have lights installed for Fields 2 & 3 at Hickory Park. Lights would not be used past 10:00 PM. GEYA has offered to assist with the costs through fundraising. Ultimately the Township will be responsible for capital funding of the project. Stan Stubbe, the Township lighting consultant, has not reviewed the proposal. The Commission had concerns about: glare and the residential area near the park; glare and the Turnpike; type of fixtures; size; who pays for the electric used; current parking lot lighting should be reviewed; consideration should be given to lighting the tennis court and basketball court. The Commission requested more details and would like Stan Stubbe's input on the matter.

Black Horse ELU Conditional Use Plan - Revised

The Applicant withdrew their request to be on the Agenda this evening.

Dorlan Mill Flats

John Shelton was in attendance and presented more information for his Shryock Paper Mill project, "Dorlan Mill Flats". Mr. Shelton indicated he wanted to address comments presented at the Supervisors' Workshop earlier this week. Bob Schoenberger provided a synopsis of the Paper Mill property, and its related issues.

Discussion centered on flood plain and building height concerns. The building abuts the flood plain but is not in it. In regards to the height of the building, the question relates to the maximum height of buildings in the Limited Industrial (LI) district; this building would need to have the Zoning amended.

Discussion included the following:

1. Sprinklers are now required; sprinklers require more height and the building can be 20 feet higher for the sprinkler system.
2. In this zoning district, height of 45' could be approved through conditional use process.
3. Mr. Shelton might seek zoning ordinance amendment.
4. The Commission prefers proving a hardship through the Zoning Hearing Board.
5. This is an adaptive reuse of an historic resource and he's trying to stay within the footprint of the old building, as required; He's trying to preserve the stone structure.
6. Show the hardship in using the old part, stonewall maintained.

The Planning Commission recommends Mr. Shelton go to the Zoning Hearing Board to pursue approval for hardship case for extension of the height restriction.

Mr. Shelton asked that the previous Planning Commission meeting minutes be revised to read "story calculation" rather than "height calculation" in line 5 of the 2nd paragraph on the 2nd second page of the minutes. The Commission agreed to amend the minutes.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Shrimp, to approve as amended above the minutes of the August 10, 2017 Planning Commission meeting. The Motion carried unanimously.

Open Session

Jim Shrimp commented on his house shaking during the night recently. Ms. Lodge advised it was the Turnpike milling activity.

Brett Hand questioned who performed street cleaning on Labor Day. Ms. Lodge will find out.

The next Planning Commission meeting is scheduled for October 12, 2017, 7:30 PM

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 9:00 PM. All were in favor.

Respectfully submitted,

Sally Winterton, Vice-Chair
Jim Dewees, Member