



## UPPER UWCHLAN TOWNSHIP

Planning Commission

April 11, 2019

6:00 p.m. – Work Session

7:00 p.m. – Meeting

Minutes

Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Chad Adams, Jeff Smith, Stephanie Armprister - Brandywine Conservancy, Mary Lou Lowrie – Gilmore & Associates (7:00 PM), Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the Work Session to order at 6:08 p.m. as a quorum was present.

### Ordinance Amendments - Discussion

Stephanie Armprister has been assisting the Commission with the Adaptive Reuse of Historic Resources ordinance and will provide a budget and options for her analysis of the Township's historic resource inventory, to determine the number and types of structures, what is the primary structure on the parcel, update with new parcel information and identify in what zoning district the structure is located.

It was discussed that there should be 2 layers of review for adaptive reuses – the Historical Commission should review and make a recommendation and then the Planning Commission should review, focusing on the land use.

It was agreed that the edits over the past few months should be retained, and add as a condition of Adaptive Reuse Conditional Use process that they have to appear before the Historical Commission for review and comments.

Adaptive Reuse by-right in C1, C2, C3, LI, PI – multi-family, low impact home occupation, day care, etc.;

Adaptive Reuse in R1, R2, R3, R4, -- struck multi-family but allowed home based business;

The samples of other Township Ordinances that Stephanie previously distributed were of interest and it was agreed that the Historic Commission should review these and provide comments to the Planning Commission.

The Planning Commission is concerned with building additions to historic resources. It's believed that additions would be restricted by impervious coverage regulations, parking, etc.

Amendments to the Adaptive Reuse Ordinance should also include:

1. The Historic Commission's role needs to be defined;
2. Any adaptive reuse that's not a by-right should be reviewed by the Historical Commission before it goes to the Planning Commission.

It was suggested that perhaps a Planning Commission member should be a liaison to the Historical Commission.

A final draft of the Historical Commission's Mission Statement had been distributed for the Planning Commission's review and comments.

Stephanie advised she'll meet with the Historical Commission at their April 15 meeting at which time she'll advise them of the Commission's adaptive reuse ordinance amendment work and see if they

agree she should analyze the historic resource inventory to determine what types of structures are in what locations and how that will fit into revising the reuse ordinance.

#### Alternative Energy Systems

Brief discussion included that in the few years since the Alternative Energy System ordinance was adopted, technology has changed to decrease the glare to the extent that some roof-top solar arrays could be mounted on the front roofs of residences; windmills and towers are of concern, for aesthetics -- equipment cluttering the properties.

It was agreed by those present that the existing Alternative Energy System Ordinance doesn't need to be amended. There are options for residents to go through conditional use or through the Zoning Board if they have a proposal not allowed by-right.

Next meeting, May 9, should include discussion on signs and lighting. Gwen Jonik will see if Al Gaspari can attend the May meeting regarding these topics. If there are questions about the lighting regulations following the May meeting, Gwen Jonik will ask the Township's lighting consultant, Stan Stubbe, to attend the June meeting.

Bob Schoenberger called the regular meeting of the Planning Commission to order at 7:05 p.m. Gwen Jonik advised that Windsor Baptist Church withdrew from tonight's agenda to address Consultants' comments before returning to the Commission.

#### Byers Station parcel 5C Commercial Lot (#2) – Alternate PRD Plan

Alyson Zarro, Esq., was representing Bob Dwyer/Equus for this Application. She explained that Equus is seeking commercial/retailers for their original Plan as they don't want to build pads without securing tenants. The daycare and a coffee shop remain interested in the site so they're submitting this alternate plan to include 15,000 SF of commercial space and 67 residential units. Parcel 5C was initially approved for a mix of uses, including 176 residential units.

Brief discussion included that the 67 units have more square footage than the units on Lot #1, Equus owns the Parcel (purchased from Toll) and Toll isn't involved at this time; it is unknown if decks are going to be offered.

The consensus this evening was that there should be no more residential units on Byers Station Parcel 5C; the Commission favors the previous PRD Plan for the Commercial Lot that included all commercial and no residential development. They did not accept the Plan for Consultants' review.

#### Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the minutes of the March 14, 2019 Planning Commission meeting. The Motion carried unanimously.

#### Open Session

Chad Adams commented on the Turnpike Bridge replacements and asked if there was any further news for a Starbucks. There are no details regarding a Starbucks.

Joe Stoyack asked for updates regarding the Jankowski Tract and the Feters Tract. Both projects are currently working on outside Agency approvals and permits. Plans haven't been recorded.

Bob Schoenberger announced the May 9, 2019 Planning Commission meeting would be held at 415 Eagleview Boulevard, Suite 116, Exton 19341 – the temporary Township Administration Office.

#### Adjournment

Joe Stoyack moved to adjourn the meeting at 7:36 p.m. All were in favor.

Respectfully submitted

Gwen A. Jonik,  
Planning Commission Secretary