



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
December 12, 2019
7:00 p.m.
Minutes
Approved

LOCATION: Temporary Township Administration Office
415 Eagleview Boulevard, Suite 116, Exton PA 19341

In Attendance:

Bob Schoenberger, Sally Winterton, Chad Adams, Jeff Smith, Brett Hand, Bob Davidson, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:03 p.m. A quorum was present.

Windsor Baptist Church

Phil Marks – Windsor Baptist and Dale Yoder – Architect, attended. Mr. Marks presented drawings of the church and proposed building addition, which had been revised according to the design feedback provided by the Township Historical Commission and Planning Commission. The drawings for the proposed addition show closed gable trusses, the entryway roof is higher than the previous version, narrower width windows, stone materials with whiter stucco above, and there will be smaller scale landscaping. Samples of the stone, stucco color, and trim color were presented.

Discussion included the following points:

1. carry the stone materials at 32" high along the entire back of the addition
2. try to find a more traditional style of stone placement, with mortar between the stones instead of stacked stones
3. exterior lighting hasn't yet been determined
4. the "black fox" trim color is for use on the existing building

The Commission members present favor the coloring and materials displayed this evening. Brett Hand will encourage the Historical Commission members to stop by the office to view these materials over the next few weeks as they're not scheduled to meet until late January.

Alternative Energy Systems Ordinance Amendments

Revised drafts of the Alternative Energy System ordinance amendments were distributed and discussed. The amendments include additions of definitions for individual, community and virtual net metering, additions to permitted systems, and revisions to the sections regarding compliance, general provisions, solar energy systems – including eliminating aesthetic requirements, geothermal systems, and decommissioning of systems. Discussion included that as new technology and types of systems become available that aren't addressed in this Ordinance, they should have to be reviewed and acquire special approval until the Ordinance can be revised to include them. Due to the time sensitivity of the current amendments, the Commission favored this draft and will revisit it early next year to incorporate language covering new systems/technology. Gwen Jonik will request this of the Township Solicitor.

Jeff Smith moved to recommend approval of the Draft Ordinance, dated December 9, 2019, with it being noted to the Board of Supervisors that the Ordinance may be revised next year to include language covering new technologies not currently covered by this Ordinance. A brief discussion of

ground-mounted solar arrays and storm water followed. The conclusion was that an increase in impervious surface was probably calculated through the building permit process. Sally Winterton seconded and the Motion carried unanimously.

The January 9, 2020 meeting will include discussion of the proposed amendments to the Adaptive Reuse of Historic Structures Ordinance and provisions restricting residential uses in commercial districts, and the consultants' reviews of the Vantage Point Retirement Living (Byers Station Parcel 6C) Final PRD Plans.

Approval of Minutes

Jeff Smith moved, seconded by Sally Winterton, to approve as presented the minutes of the November 14, 2019 Planning Commission meeting. The Motion carried unanimously.

Open Session

Gwen Jonik noted that Sally Winterton, Jeff Smith and Chad Adams have expressed interest in being reappointed to the Planning Commission.

Adjournment

Sally Winterton moved, seconded by Jeff Smith, to adjourn the meeting at 7:53 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary