



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

January 9, 2020

7:00 p.m.

Minutes

Approved

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

In Attendance:

Sally Winterton, 2019 Vice-Chair; Jim Shrimp, Brett Hand, Jeff Smith, Chad Adams, Jim Dewees, Gwen Jonik, Planning Commission Secretary

Absent: Bob Schoenberger

Sally Winterton called the meeting to order at 7:02 p.m. A quorum was present.

Reorganization 2020

At the request of 2019 Vice-Chair Sally Winterton, Gwen Jonik conducted the election of Chairperson for 2020. Jim Dewees nominated Bob Schoenberger; Jeff Smith seconded. Bob Schoenberger had previously advised Mrs. Jonik and several members that he would accept the nomination for Chair 2020 if that was the Commission members' desire. Bob Schoenberger was unanimously elected Planning Commission Chair for 2020.

Jim Dewees nominated Sally Winterton for Vice-Chair 2020; Chad Adams seconded; Sally Winterton accepted the nomination and was unanimously elected Planning Commission Vice-Chair for 2020.

Jim Dewees moved, seconded by Jeff Smith, that Gwen Jonik be appointed Planning Commission Secretary for 2020. The Motion carried unanimously.

The Board of Supervisors, at their January 6, 2020 meeting, re-appointed Sally Winterton, Jeff Smith and Chad Adams to the Planning Commission.

Windsor Baptist Church

Phil Marks, representing Windsor Baptist Church, was present to review material samples for the building addition exterior. There were 4 samples of stone veneers and the Planning Commission favored the Church's preferences, as follows: Quality Stone Veneer Inc.; color: Pine Hills; style: fieldstone/cobblestone/drystack, with mortar, somewhat random blend of shapes. The stone will cover 36" from the ground. Above the stone is "Dryvit" stucco in Elderwhite and shutter/window trim paint color is "Black Fox".

Jim Dewees moved, seconded by Jeff Smith, to recommend approval of the exterior materials as listed above. The Motion carried unanimously.

Mr. Marks will leave the favored material samples for the Historical Commission's review. The Church hopes to start construction of the building addition in the Spring.

Profound Technology

The Planning Commission reviewed and favored the material samples for the exterior of Profound Technology's building addition. Nichiha fiber cement Ribbed Panel, color Mother Of Pearl; Nichiha fiber cement RoughSawn color Espresso. The Preliminary / Final Land Development Plan Approval requires review and approval of these materials by the Historical Commission.

Discussion was held regarding whether interior floor plans should be submitted to the Planning Commission with land development plans, for informational purposes and to understand the function of outdoor amenities. There was no consensus.

Ordinance Amendments

Adaptive Re-Use of Historic Structures / restrict residential uses in commercial districts.

The Commission reviewed a formal draft (dated 1-8-2020) amending zoning regulations to: add the defined term "Mixed Use Dwelling", delete residential uses in the C-1 Village District, add the Mixed Use Dwelling as a use in the C-1 Village District, delete residential uses in the C-3 Highway Commercial District, add the Mixed Use Dwelling as a use in the C-3 Highway Commercial District, delete residential uses as a permitted adaptive reuse of historic buildings in the C-1 Village District and the C-3 Highway Commercial District, and add a review role for the Township Historical Commission for proposed adaptive reuse applications.

Following discussion, Jeff Smith moved to recommend approval of the ordinance amendments as drafted, and that "Mixed Use Dwelling" in the C-3 Highway Commercial District should be by special exception only. Brett Hand seconded and the Motion carried unanimously.

Township Solicitor, Kristin Camp, had noted that within the adaptive reuse regulations, the term "cultural *facility*" should be defined. Brett Hand moved, seconded by Jeff Smith, to strike the term cultural *facility* from the adaptive reuse regulations until the Commission defines it. The Motion carried with five (5) in favor and one (1) opposed (Deweese).

The Commission members will research a definition for cultural *facility*.

Amend Sign Lighting in Zoning Ordinance

The Commission reviewed and discussed a draft zoning ordinance amendment, dated December 16, 2019, to amend the definition of Outdoor Advertising Billboard Sign and amend certain regulations pertaining to lighting of signs.

Jeff Smith moved, seconded by Chad Adams, to approve the zoning ordinance amendment draft dated December 16, 2019, regarding the definition of outdoor advertising billboard signs and amending certain regulations pertaining to lighting of signs. The Motion carried unanimously.

Approval of Minutes

Brett Hand moved, seconded by Jeff Smith, to approve as presented the minutes of the Planning Commission's December 12, 2019 meeting. The Motion carried with five (5) in favor and one (1) abstention (Shrimp).

Sally Winterton announced the next scheduled Planning Commission meeting: February 13, 2020.

Open Session

Gwen Jonik announced that Struble Trail Extension Phase 2 Conditional Use Hearing is scheduled for February 11, 2020.

Adjournment

Jim Dewees moved to adjourn the Meeting at 8:38 p.m. All were in favor.

Respectfully submitted,
Gwen A. Jonik
Planning Commission Secretary