



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
August 13, 2020
7:00 p.m.
Minutes
Approved

LOCATION: This was a virtual meeting, held via Zoom audio/video conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Secretary for the link and password to join in the meeting.

In attendance:

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

Bob Schoenberger called the meeting to order at 7:02 p.m. A quorum was present. There were seven citizens in attendance.

Ordinance Amendments

The Commission reviewed a revised draft of the outdoor storage tank ordinance amendments, as requested, proposing the allowance of outdoor storage tanks in the Planned Industrial/Office (PI) Districts and adding 5 more design and safety regulations regarding such tanks. The Commission was asked if they wanted to eliminate outdoor storage tank allowance in the C-3 Highway Commercial District.

Discussion regarding outdoor storage tanks in the C-3 District included: limiting the size instead of eliminating their allowance; propane and natural gas are exempt; continue to allow them which could encourage business uses, such as medical facilities, research and development; increase setback to 100' from property lines; why remove it where it's allowed and add it to a District that abuts residential.

There was discussion about the minimum required setback from property lines and rights-of-way when the lot with an outdoor storage tank abuts a lot zoned residential or with a residential use.

Jeff Smith moved to amend Section 200-80.C.(2).(c)[2] to require a minimum 100' setback in the C-3 and LI Districts and a minimum 150' setback in the PI District when abutting residential lots or residential uses, and on a second by Chad Adams, the Motion carried unanimously.

The Commission is proposing allowing outdoor storage tanks in the PI District as there are several businesses in that District where safety, of employees and neighbors, and efficiency could be enhanced if a tank is filled outside, directly from the delivery truck rather than transferring the product in smaller containers to inside storage. Neal Fisher, of Hankin Group, noted there are several businesses in Eagleview that would like to install outdoor aboveground storage tanks: a brine (saltwater) tank and another a nitrogen tank, for nitrogen blankets. Concern was raised by an attendee that if a material is unsafe inside, it's unsafe outside. Where are the restrictions for hazardous materials.

Discussion returned to the C-3 District and included: allow only by conditional use, which would allow for flexibility; limit size; this section is a small portion of Code Section 200-80, and there are other sections of 200-80 that cover the types of materials that may be stored, tank installation, safety aspects, screening, etc.; it'd be beneficial to see entire Section 200-80 at one time; think about the properties in the C-3 District, current uses and how they might be re-developed, such as the tree farm.

The Commission decided, for the time being, to continue to allow outdoor above-ground storage tanks in the C-3 Highway Commercial District and will discuss with the Township Solicitor requiring it be only by conditional use in this District.

Jeff Smith moved to recommend that the ordinance draft, dated July 23, 2020 -- allowing outdoor above-ground storage tanks in the Planned Industrial/Office District, increasing the minimum setbacks when abutting residential properties as decided earlier this evening, and including the proposed additional regulations to Section 200-80.C.(2).(c). -- be sent to the Board of Supervisors for approval. On a second from Chad Adams, the Motion carried with six (6) in favor and one (1) abstention (Smith).

Approval of Minutes

Sally Winterton moved, seconded by Jim Dewees, to approve as presented the minutes of the July 9, 2020 Planning Commission Meeting. The Motion carried unanimously.

Bob Schoenberger announced the next meeting is scheduled for September 10, 2020.

Open Session

Sally Winterton asked about the change to the Eagle Tavern business. Brett Hand advised that there is a new owner of the business, and the name of the restaurant is "Bloom Southern Kitchen" and he's proposing decorative changes to the exterior of the building. The new owner plans to attend the Historical Commission August 24 meeting. Gwen Jonik will send the meeting link to the group.

Bob Schoenberger advised that Bob Davidson has resigned from the Planning Commission.

Adjournment

Sally Winterton moved, seconded by Brett Hand, to adjourn the meeting at 8:33 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary