



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
May 13, 2021
7:00 p.m.
Minutes
Approved

LOCATION: This was a virtual-only meeting, held via Zoom audio/video conferencing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

In attendance:

Members: Sally Winterton, Vice-Chair, Jeff Smith, Jim Dewees, Joe Stoyack,
 Chad Adams, Stephen Fean

Aaron Stoyack, Historical Commission Liaison
Tony Scheivert, Township Manager
Gwen Jonik, Planning Commission Secretary

Vice-Chair Sally Winterton called the meeting to order at 7:00 p.m. A quorum was present.
One citizen was in attendance.

Reorganization

With the recent passing of Chairman, Bob Schoenberger, the Commission will reorganize for the remainder of 2021. Gwen Jonik requested nominations for Chairperson. Jeff Smith nominated Sally Winterton, after asking if she would accept a nomination. Sally accepted the nomination, no other nominations were offered, Chad Adams seconded and upon the vote, Sally Winterton was unanimously elected Chair. Gwen Jonik requested nominations for Vice-Chair. Chad Adams nominated Joe Stoyack. Joe accepted the nomination, no other nominations were offered, Sally Winterton seconded and upon the vote, Joe Stoyack was unanimously elected Vice-Chair.

Sally Winterton announced that she and Joe Stoyack had interviewed 5 candidates for the Commission's vacancies. They recommended 2 to meet with the Board of Supervisors Monday, May 17 and they hope they'll be appointed that evening during the Supervisors Meeting.

Approval of Minutes

Jeff Smith moved, seconded by Joe Stoyack, to approve as presented the minutes of the April 8, 2021, Planning Commission Meeting. The motion carried unanimously.

Sally Winterton announced the next scheduled meeting is June 10, 2021, which they hope can be in person.

Open Session

Joanne McNaughton congratulated Sally and Joe.

Village of Eagle/Byers Concept Plan, Village Design Guidelines

Sally Winterton asked of the timeline for updating the Township Comprehensive Plan. Tony Scheivert advised Comprehensive Plans are to be updated every 10 years. Upper Uwchlan's was last done in 2014; an update should be completed in 2024. Work should start in January 2022 to form a committee or group to work on that. Joe Stoyack had drafted a preliminary timeline, listing

tasks and responsibilities, and included links to Pennsylvania Municipalities Planning Code (MPC) sections. The 2024 update will most likely be editing, not a full rewrite of the Comprehensive Plan. Tony suggested reviewing the “Goals” in the 2014 Comprehensive Plan, especially with the new Planning Commission members.

Joe Stoyack had sent several emails to the Commission members containing all comments received to date for updating the Concept Plan and the Design Guidelines documents. He paraphrased some of the comments while compiling them and categorized them into general, design guidelines, and architectural. Joe shared his screen, highlighting the general comments dated 5/12/2021, where a few things stood out: the Concept Plan should be a common-sense document, encourage aesthetic but individualized buildings, and protect the buildings on the historic resource inventory.

Both the Concept Plan and the Design Guidelines will basically be edits, not rewrites. Discussion this evening included:

1. ADA compliant sidewalks need to be 5' wide; the 10' sidewalks suggested in the documents are not feasible.
2. There should be incentives for builders/developers, grants for properties with historic resources, keep things realistic, encourage compromise.
3. The guidelines are suggestions, not as compelling or enforceable, and some are regulations from the Township codes and ordinances. There are waivers that can be granted to deviate from some of the regulations if and as the situation warrants.
4. Some like the coordinated look of the Ludwigs Village shoppes.
5. Some feel the Village of Eagle isn't walkable.
6. Tony noted that Ray Ott will update the Master Trail Plan prior to the Comprehensive Plan update.
7. A ‘walkability committee’ might be formed.
8. As members review the documents, please send comments to Sally and Joe by June 3, for the June 10 meeting.

Sally Winterton mentioned recent conversations she has had with Eagle business owners and suggests Park & Rec members visit the shoppes to perhaps craft a “dine-around-shop-around” program, where after so many visits or spending so many dollars in local businesses, customers receive a free “X” at one of the businesses. Tony Scheivert suggested a luncheon with the businesses to gather ideas to promote their businesses and talk about shared or public parking.

Chad Adams made comment that a positive outcome from COVID is the outdoor seating at some of the restaurants.

Sally Winterton wants to thank township residents for supporting the local businesses over the last year!

Adjournment

Joe Stoyack moved, seconded by Jeff Smith, to adjourn the meeting at 8:18 p.m. All were in favor.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary