



**UPPER UWCHLAN TOWNSHIP**  
Planning Commission Meeting  
June 10, 2021  
7:00 p.m.  
Minutes  
**Approved**

**LOCATION:** This was a hybrid meeting, held in person at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425 and via Zoom audio/video conferencing.

**In attendance:**

Members: Sally Winterton, Chair; Joe Stoyack, Vice-Chair; David Colajezzi (remote), Jim Dewees, Stephen Fean, Ravi Mayreddy (remote), Jim Shrimp

Aaron Stoyack (remote), Historical Commission Liaison  
Mary Lou Lowrie, P.E., Gilmore & Associates  
Gwen Jonik, Planning Commission Secretary

Chair Sally Winterton called the meeting to order at 7:00 p.m. A quorum was present. Six citizens were in attendance.

**Approval of Minutes**

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the Planning Commission's May 13, 2021 meeting. The motion carried unanimously.

**260 Moore Road Conditional Use / Adaptive Reuse Application – Project Introduction**

Brook Gillespie, John Fish of Barn on Moore LLC and Dave Bolger, their solicitor, attended and introduced the proposed adaptive reuse of an existing, currently vacant barn on Moore Road. The structure is on the Township's historical resource inventory. The proposed uses include a coffee bar (occupancy @ 20, 7:00 am – 1:00 pm) on the upper floor and 3 small, individual offices on the lower floor. The coffee bar would want to maintain the existing look in the coffee bar. They propose a small addition on the south side of the barn and will provide 15 parking spaces for the coffee shop patrons and 6 for the office tenants; will keep the barnyard grassy for less impervious coverage; introduced the project to the Historical Commission May 24 and they had no issue with the uses but are interested in what is proposed for the exterior. A site visit was suggested, and the Planning Commission can also attend. The Historical Commission's comments are necessary for the Board to consider during adaptive reuse approval. Waivers are requested from providing the following studies/analysis: traffic impact, fiscal, recreation, and site analysis. They'll provide site analysis on the land development plan. Steep slopes restrict the parking. Discussion included:

- the coffee bar will increase traffic;
- parking is at a minimum and the ADA spaces should not be included in the total count;
- the coffee shop is being proposed along the lines of a Bed & Breakfast, which is an allowable use in this R-2 Residential Zoning District;
- the coffee bar would offer a relaxed, community atmosphere, not fast food, and the space could be available for small groups outside regular hours;

Joe Stoyack moved, seconded by Jim Dewees, to recommend that the Board of Supervisors proceed to hold a Conditional Use Hearing and consider the following 6 conditions:

1. The recreation and fiscal plans can be waived;

2. Instead of a traffic impact study, the township traffic engineer should conduct a traffic assessment after the coffee shop has been operating for at least 3 months and provide an analysis. The property owner will mitigate any traffic issues as determined and required by the Township;
3. The Historical Commission's comments will be included for consideration, and their review and recommendations are in lieu of the historic impact study;
4. the site analysis requirements will be shown on the site plan drawings;
5. the Board of Supervisors is to determine if the coffee shop use is consistent with the "bed and breakfast" use allowed in the Zoning District;
6. the reduced parking for the office uses is acceptable but the Planning Commission suggests 1-2 additional spaces for the coffee shop use; the ADA spaces should not be counted in the total.

Jeffrey Snodgrass Preliminary/Final Lot Consolidation Plan

Rob Hulnick, representing Mr. Snodgrass, attended to present a reverse subdivision / lot consolidation plan for 2 adjacent parcels, 5+ acres each, on Krauser Road, both owned by Mr. Snodgrass. There is 1 house and horse pasture. Mr. Snodgrass wants to enlarge his pasture; he has no plans to develop the property. A pole barn might be the only improvement.

Jim Dewees moved, seconded by Joe Stoyack, to recommend to the Board of Supervisors that they approve the Plan consolidating the 2 adjoining parcels. The motion carried unanimously.

Toll Brothers / Greenridge Road Sketch Plan

Alyson Zarro, Esq., Andrew Semon of Toll Brothers and Justin Barnett of ESE Planning attended to present a sketch plan for 63 single family homes on a 64-acre property on Greenridge Road, near Font Road. A sketch plan is an informal plan; Toll was seeking the Commission's thoughts on the plan.

The parcel has steep slopes, which would require a formal plan to go through a conditional use process. Lots would be served by public water and sewer. Proposing Lauren Lane, from Stonehedge Drive, as the main access and the existing driveway would be for emergency access and a walking trail, which the HOA would maintain. Rough traffic counts are 50 trips during peak hour a.m. and 65 trips peak hour p.m. There are wetlands on the property. Open space requirements are 40%; 49% (32 acres) is provided, including storm water management facilities and a 5-acre treated wastewater drip disposal field. Proposed sewer connection to Route 100 treatment facility and disposal in existing fields or returned to the site. The homes will be similar to those in Chester Springs Crossing, with driveways and garages. The 32' cartway could accommodate parking on one side but may reduce width to reduce impervious coverage.

Commission members expressed concerns with the following:

1. They do not like the use of Stonehedge Drive/Lauren Lane as the main access and suggested Toll explore using the existing driveway as the main access, even though it involves steep slopes;
2. Traffic volume and safety; traffic counts should be conducted when school is in session;
3. Recreation area(s) should be provided;
4. Would use of existing sanitary sewer disposal fields jeopardize the capacity for previously planned projects;

No action was taken as this is a sketch plan. Toll Brothers will try to address the Commission's comments in their presentation of this sketch to the Board of Supervisors at their June 21, 2021 meeting.

Open Session

Joe Stoyack noted that a first step in updating the Village Concept Plan and the Village Design & Architectural Guidelines is for the Township to involve/engage consultants to updating plans such as the Master Trail Plan and the Village Transportation Plan.

Sally Winterton questioned when the Township would again host events, such as the Block Party and the electronics waste drop-off. She commented that a gathering will be planned with Village shop owners and businesses to see how they are doing and develop ideas to promote them and the community, etc.

Adjournment

Jim Dewees moved to adjourn the meeting at 8:42 p.m. All were in favor.

Respectfully submitted,

Gwen Jonik  
Planning Commission Secretary