



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA**

**December 9, 2021
7:00 p.m.**

**LOCATION
Upper Uwchlan Township Building
140 Pottstown Pike, Chester Springs PA 19425**

Masks / face coverings are required.

- I. Call To Order
- II. Petition to Amend Zoning Ordinance and Map ~ 161 E. Township Line Road
Introduction of a Petition to Amend the Zoning Ordinance to add a medium-high residential density overlay district.
- III. Windsor Baptist Church ~ Gym Construction
Introduction of Windsor Baptist Church gymnasium construction.
- IV. Approval of Minutes: November 11, 2021 Meeting
- V. Next Meeting Date: January 13, 2022 7:00 p.m.
- VI. Open Session
- VII. Adjournment

**BEFORE THE
UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS**

**PETITION TO AMEND THE UPPER UWCHLAN TOWNSHIP
ZONING ORDINANCE AND MAP**

Petitioner, by and through its counsel, Kaplin Stewart, Meloff Reiter & Stein, hereby petitions the Board of Supervisors of Upper Uwchlan Township to amend the Upper Uwchlan Township Zoning Ordinance (“**Zoning Ordinance**”) to provide for a Medium-High Residential Density Overlay District (“**RMH**”), and in support thereof avers as follows:

1. Bel Canto Asset Growth Fund, LLC (“**Petitioner**”) is the equitable owner of the parcel of land located in in Upper Uwchlan Township (“**Township**”) identified as Tax Parcel No. 32-4-67, and know as 161 E. Township Line Road (“**Property**”).Frederick K. Senn Substitute Trustee and Carl A. Senn, Substitute Trustee are the owners of the Property.

2. The Property is located in the R-3 and Flexible Development Overlay Districts pursuant to the Township Zoning Map.

3. Petitioner files this Petition to request the amendment of the Zoning Ordinance to add a Medium-High Residential Density Overlay district to accommodate the regional suburban growth.

4. The requested amendment is consistent with the purpose of the R-3 Zoning District, as stated in Section 200-20 of the Zoning Ordinance.

5. The requested amendment is consistent with the Township’s Comprehensive Plan (“**Plan**”).

6. The Property is designated as Suburban/Site Responsive in the Future Land Use Map (Map 3) of the Plan.

7. The Plan recommends that the net density of development on properties designated as Suburban/Site Responsive “be allowed to vary in response to market forces and the particular characteristics of the site and its surroundings.” See Plan, p. 149.

8. The requested amendment considers “the character of the municipality, the needs of the citizens and the suitabilities and special nature of particular parts of the municipality.” 53 P.S. § 10603(a).

9. Accordingly, Petitioner requests that the Board of Supervisors amend the Zoning Ordinance to add a Medium-High Density Overlay District in accordance with a proposed text amendment included as Exhibit “A and to amend the Zoning Map to classify the Property in the Medium-High Density Overlay District .”

Respectfully submitted,

Marc B. Kaplin, Esquire

UPPER UWCHLAN TOWNSHIP

ORDINANCE No. _____

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF UPPER UWCHLAN TOWNSHIP BY (1) AMENDING ARTICLE XIV, SUPPLEMENTAL LAND USE REGULATIONS, BY ADDING A SECTION ESTABLISHING A NEW MEDIUM-HIGH RESIDENTIAL DENSITY OVERLAY; AND (2) ADDING THE MEDIUM-HIGH RESIDENTIAL DENSITY OVERLAY TO THE TOWNSHIP ZONING MAP.

NOW THEREFORE, it is ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, Chester County, that the Township's Zoning Ordinance, which is codified in Chapter 200 of the Upper Uwchlan Township Code, shall be amended as follows:

SECTION 1. Chapter 200 of the Upper Uwchlan Township Code, titled "Zoning," shall be amended to provide as follows:

Article XIV. Supplemental Land Use Regulations; Section 200-73. Medium-High Residential Density Overlay District.

Add §200-73 Medium-High-Density Residential Overlay District as follows:

- A. Establishment of Medium-High Residential (RMH) Density Overlay. The RMH Overlay District is established as overlay zoning on specific R-3 zoned properties as designated on the Township Zoning Map. The provision of the underlying R-3 District shall govern unless the RMH Overlay option is chosen, then in such instance, all the provisions of the overlay district must be met and shall supersede the provisions of the underlying district. In the event of a conflict between this Section and the underlying zoning district, the provisions of this Section shall apply.
- B. Purpose. The intent of the RMH Residential Overlay District is to provide appropriate locations and development standards for multiple-family dwellings in proximity to the C-3 District and the regional highway system, to complement the commercial setting and accommodate the significant amount of regional suburban growth.

C. Eligibility. To qualify for the RMH Overlay Option, eligible properties must meet the following criteria:

- (i) The tract area shall be a minimum 30 gross acres;
- (ii) The tract shall be located in the R-3 Residential District;
- (iii) The entrance to the tract must be located within 1/2 mile (2,640 feet) of the Pennsylvania Turnpike.
- (iv)

D. Use regulations. The following uses are permitted under the RMH Residential Overlay when authorized as a conditional use by the Board of Supervisors subject to §200-116 of this chapter:

- (i) Multiple-family dwellings.

E. Area and bulk regulations.

a. Every lot or tract containing multiple-family dwellings utilizing the RMH Residential Overlay shall meet the following specifications:

- (i) Area.

- 1. The minimum tract size for multifamily development shall be not less than 30 gross acres.

- (ii) Density.

- 1. The density for development shall not exceed eight dwelling units per gross acre.

- (iii) Yard regulations.

- 1. A front yard of not less than 30 feet shall be provided on each lot.
 - 2. Two side yards of not less than 25 feet each shall be provided on each lot to any building structure.

3. A rear yard of not less than 15 feet shall be provided on each lot, unless the lot is a reverse frontage lot, in which case the requirements of § 200-75B shall apply.

(iv) Coverage regulations.

1. Building coverage. Not more than 25% of the gross area of the tract on which the multifamily development is to be located shall be covered by buildings/structures.
2. Lot coverage. Not more than 50% of gross area of the tract on which the multifamily development is to be located shall be covered by buildings/structures.

- (v) Height restrictions. No face of a multiple-family dwelling shall exceed 45 feet in height. The height of each face of a building shall be measured from the average grade of the top of the foundation upon which such face of the building is to be constructed to the median of the roof line.

F. Steep Slopes.

- a. Disturbance of the soil and the construction of buildings and structures in steep slope areas of the RMH Overlay shall be permitted, provided that the property owner provides the following:
 - (i) A plan prepared by a licensed professional geotechnical engineer containing site-specific analysis of the steep slope portions of the property to be disturbed, to determine whether the proposed disturbance can be implemented without jeopardizing the slope stability on the site itself or/and on properties surrounding the site.
 - (ii) If the property is determined to be safe for development and requires remedial measures to ensure slope stability, a licensed professional geotechnical engineer must develop and present a plan that will preserve slope stability on the property during and after completion of grading and construction for the property, as well as for surrounding properties to the

extent that the contemplated development activities on the site impact surrounding properties.

SECTION 2. Severability. Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 3. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____,
2021.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

November 19, 2021

Tony Scheivert, Municipal Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment – Proposed Medium High Residential Density Overlay District
Upper Uwchlan Township - ZA-10-21-16964

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 29, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. Create a Medium High Residential (RMD) Density overlay district;
 - B. Properties eligible for the RMD district must meet the following criteria:
 1. The Tract must be a minimum of 30 acres;
 2. The tract must be in the R-3 Residential District;
 3. Maximum density is eight units per gross acre, and
 4. The tract must be within ½ mile of the Pennsylvania Turnpike.
 - C. Multiple family dwellings will be permitted by conditional use;
 - D. Bulk, lot and height regulations are included; and
 - E. Special standards for steep slope areas are included.

LANDSCAPES:

2. The R-3 Residential District in Upper Uwchlan Township is generally located in the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed use is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. We agree that the conditional use process should be used to review and approve the multiple family dwellings that are to be permitted in the proposed Medium High Residential (RMD) Density overlay district. The conditional use process will permit the Board of Supervisors to impose reasonable conditions on plan applications, as well as to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)).
4. The RMD district is proposed to be an overlay district. (Additional information about zoning overlays is available in the Chester County Planning Commission eTool, at:
<https://www.chescoplanning.org/MuniCorner/eTools/65-ZoningOverlay.cfm>)

The Pennsylvania Municipalities Planning Code, Section 605, allows municipalities to apply different provisions and additional classifications through the use of overlay districts. We suggest that the Township consider the different provisions and additional classifications that the RMD is intended to address, by reviewing the *Suburban Landscape* Design elements in *Landscape3*, at <https://www.chescoplanning.org/landscapes3/2c2-SuburbanElements.cfm>. These elements generally include historic preservation, infrastructure improvements, building character and context, site amenities, and transportation.

In particular, we suggest that the Township consider additional concepts that can be applied to multiple-family dwellings in the RMD District:

- Proposed roadways should connect to adjacent roads,
 - A central open space area should be provided,
 - Trails and pedestrian amenities should be provided within the development, which should also connect to adjacent trails and sidewalks (The 2014 Upper Uwchlan Township Comprehensive Plan’s “Community Trail Master Plan” Map 6-3 provides guidance on this issue),
 - Applicants should use a “design palette” to encourage consistent architectural designs that are compatible with adjacent areas.
5. The amendment includes provisions regarding the protection of steep slopes. (Additional information about steep slope protection is available in the Chester County Planning Commission eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/43-SteepSlopes.cfm>). We suggest that the Township consider why separate steep slope standards are proposed for this district instead of using the current standards in its ordinance. If the current steep slope standards are inadequate, the Township should consider comprehensive revisions in the future. In general, the Township may wish to include specific maximum disturbance limitations for precautionary and prohibitive slopes in both this proposed amendment and in their current standards in Section 200-107. We suggest limiting disturbance of precautionary slopes to no more than 30% and no more than 15% for prohibitive slopes.
 6. We recommend that Upper Uwchlan Township work with applicants for RMD district developments to consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are implemented, refer to the County Planning Commission’s Affordable Housing Bonuses eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>.

“Live” Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the

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Re: Zoning Ordinance Amendment – Proposed Medium High Residential Density Overlay District
Upper Uwchlan Township - ZA-10-21-16964

County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:

<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

7. Prior to taking action on this amendment, Upper Uwchlan Township should ensure that the draft zoning ordinance amendment is generally consistent with its 2014 Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: Upper Uwchlan Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Upper Uwchlan Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

Windsor Baptist Church

Gym Construction

Purpose of these materials

Discuss the construction of a gym
at WBC (Windsor Baptist Church)

The gym would be funded 100% by
a charitable donor

That charitable donor is seeking
information on costs, timeframes
and roadblocks

Initial idea is being presented to
the Planning Commission to seek
input and discussion

BUILDING
 ATCH BASH (C.D.)
 AUTOMOBILE PARTS BARN (AS OCCUPY)
 WATER VALVE GAP
 LIGHT POLE
 CLEAN OUT/VENT (C.D.)
 METALY POLE W/ARM KODK
 ELECTRIC BOX
 L&B POLE
 STREET SIGN L&B MOTION
 KEST. FENCE LINE
 KESTING BUILDINGS
 KEST. CONTOURS
 KEST. SHED CONTOURS
 KEST. WATER METER PIT
 KEST. WATER LINE
 KEST. SHEDDARY BENCH LINE
 KEST. WATER METER LINE
 KEST. STORM SEWER DRAIN
 KEST. PAVING LOT OTOPIONS

- = PROPOSED COUNTERS
- = PROPOSED WATER METER
- = PROPOSED WATER SERVICE
- = PROPOSED SHEDDING SCHED. LATERAL
- = PROPOSED STORM SEWER LINE
- = PROPOSED STORM SEWER OUTLET
- = PROPOSED PARKING LOT STRIPING



- Gym Size = 90'x120', about 9,000sf
- Lobby size of 45'x60', about 2,700sf

Gym Use & Timing

- The use of the gym would be for school and community use
- The School use would include daily gym classes, after-school sports, small assemblies, etc.
- Community use could be for community organizations / outreach efforts
- In the case of community use, there might be a small nominal fee associated with the use to help defray annual operating and maintenance costs
- The Gym would not increase the Windsor Christian Academy student population over 500 pupils
- The Gym use would be either during the school day or at night and it is not expected to cause any traffic or congestion issues
- Construction of the gym would not be started until after the completion of the existing construction at WBC
- This gym was previously contemplated as part of the WBC 5 Phase Plan, the timing is just being accelerated due to the charitable donation

Issues & Answers

- Coverage (impervious, building) – Initial review indicates we would be in compliance
- Parking – Since the use of the gym would be used by existing students during the day or after school hours, the volume of existing parking is expected to be sufficient
- Storm water management – additional storm water management would be required and completed
- MPDS Land Disturbance – we would seek approval and comply with any MPDS permits required
- Building Height:
 - Initial review indicated we would be in compliance
 - A minimum inside height of 20 feet would be required
- Aesthetics – the outdoor façade will match the outside facade of the existing school building being constructed

Issues Identified To Date

- Land development and connection to Ticonderoga
- Others?



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

November 11, 2021

7:00 p.m.

Minutes

Draft

LOCATION: The meeting was held in person at the Township Building
140 Pottstown Pike, Chester Springs PA 19425

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair, Chad Adams, David Colajezzi, Jim Dewees, Stephen Fean, Jeff Smith

Dave Leh, P.E., Township Engineer
Mike Crotty, Esq., Township Solicitor
Tony Scheivert, Township Manager
Gwen Jonik, Planning Commission Secretary

Absent: Ravi Mayreddy, Jim Shrimp

Sally Winterton called the meeting to order at 7:00 p.m., welcomed the attendees and thanked Veterans for their service.

Sally Winterton suggested a change in the agenda order. Jeff Smith moved, seconded by Joe Stoyack, to move Alpha Phlyte Fitness ahead of 100 Greenridge Road. The motion carried unanimously.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the September 9, 2021 Planning Commission meeting. The motion carried unanimously.

Joe Stoyack moved, seconded by David Colajezzi, to approve as presented the minutes of the October 14, 2021 Planning Commission meeting. The motion carried unanimously.

Alpha Phlyte Fitness Conditional Use Application

John Bennett and Keith Longenecker of Alpha Phlyte Fitness attended to introduce their conditional use application to the Commission. They are currently a personal consulting and nutritional training facility and seek approval to offer a full service gym at their facility. They currently lease 5,500 SF in the Dorlan Mill adaptive reuse building and would like to expand 3,000 SF in adjacent vacant space, add equipment and require membership.

Discussion included the following:

- anticipated membership could grow to 500 but only 30 there at any given time;
- hours are 5:00 a.m. - 10:00 p.m. Monday-Friday, also Saturday and Sunday hours;
- they have 35 parking spots, adequate for 20-30 customers at a time;
- Anthony Campbell, Zoning Officer, reviewed the Application and doesn't see any negative impact as the use is similar to Summit Fitness which was in the LI District and closed last year.

Joe Stoyack moved, seconded by Jim Dewees, to recommend that the Board of Supervisors approve the Alpha Phlyte Conditional Use Application. Chad Adams commented that Anthony Campbell review the plan for building and zoning codes. The motion carried unanimously.

The Conditional Use Hearing is tentatively scheduled for December 14, 2021.

100 Greenridge Road Conditional Use Application

Alyson Zarro, Esq., Brian Thierrin and Justin Barnett were present to review and discuss the Township consultants' comments of the Plan revised October 4, 2021, as compiled in Gilmore & Associates' November 4, 2021 letter.

Ms. Zarro advised that Toll had already begun to update the Plan, which they brought tonight, but they will revise and resubmit to the Planning Commission for more feedback. The thought is to open the Hearing scheduled for November 15, 2021, admit the Parties, and wait to begin testimony at a Hearing to be scheduled in January 2022. She reiterated the Application is to construct 64 single family homes on 2 parcels totaling 65 acres, with precautionary slopes (15-25%) and prohibitive slopes (over 25%). Seeking precautionary slope relief for the roadway and installation of storm and sanitary sewers.

John Mahoney, Esq., was present, representing a number of neighboring Stonehedge residents.

Ms. Zarro described the following revisions:

- naturalized trails have been removed from within the 50' buffer along the Stonehedge properties;
- the tot lot is moved to the most southeast area of the homes, @ 15,000 SF (.34 acres), a flatter area, easily accessible;
- the traffic counts had been redone October 5, at the standard times when school was in session;
- the Lauren Lane access is an emergency access but the Plan shows full-width right of way;
- there's no development proposed in floodplain;
- they'll seek Army Corps jurisdiction regarding the wetlands;
- the road curve is large enough for a fire truck to get through;
- they'll seek a variance for steep slopes, as some area of prohibitive slope will be crossed with the roadway;
- the 20' landscaped buffer has been increased to 50' and then the lot lines start. They'll retain existing vegetation as much as possible and fill in gaps as needed. Tree replacement will be necessary so they'll enhance that buffer/screen, perhaps with 200 evergreens 7-8' height along the backs of the lots to provide more screening. Property corners will be marked so homeowners don't alter the buffer. This will be addressed in greater detail during the land development process. Ms. Zarro advised the Homeowners Association (HOA) will be responsible for maintaining and enforcing the buffer.

Dave Butte and Kelli Owens, adjacent Shea Lane residents, are concerned with the buffer at their property. Justin Barnett advised there would be the same treatment for screening and tree replacement.

In answer to concerns by Steve Egnaczyk and Dave Fitzgerald, Mr. Barnett noted the trees will be within the 50' buffer along the lot lines in the new lots, there won't be clear cutting of trees - leaving as many trees as possible and adding new trees. Ms. Zarro advised they'll do a full landscaping analysis during land development, including a tree survey which can identify rare species and older trees.

The neighboring historic resource, a small springhouse, is more than 250' away and the Historical Commission (HC) agrees with waiving the historic resource impact study. After hearing there might be an historic stone structure (in ruins) and a stone wall on the property, the HC walked the property and recommended Bob Wise, Preservation consultant, investigate the ruins. The stone wall is a

boulder wall that the current owner says is rubble from creating the pathway in the woods, but Bob Wise will investigate. The location isn't within the area they propose to disturb.

Jerry Stein, Greenridge Road resident, suggested there are historic stone ruins on the south side of Greenridge Road. Ms. Zarro noted that if the resource isn't on the Township's resource list or it isn't within 250' of where they're constructing, it doesn't require an impact study.

The width of Road "A", the primary access, has been found sufficient by the fire company; Toll will follow the fire company's hydrant location suggestions; a section of the road might be able to be reconfigured to decrease the grade.

The sidewalk from Greenridge Road is on the same side as the houses heading up the hill and on one side within the loop of houses. Ms. Zarro noted the sidewalks within common areas will be the responsibility of the HOA and homeowners responsible along their frontage.

The treated wastewater disposal field to the north won't be needed right away – Toll will ask for an easement over that open space to access that field, if needed. No formal roadway to it. Mike Crotty suggested that parcel be made into 2 rectangles, so the western rectangle is the disposal field and eastern rectangle open space. Justin Barnett advised that wasn't possible due to the slope. Ms. Zarro noted the Lot will be a numbered Lot but is not for houses and the disposal field won't be built until necessary. It is for excess capacity and during the land development process will be determined if and who is to build it. Mike Downs of Toll noted it won't be deforested, no pumphouse, no lighting. There will be some underbrush and a drip field underground. A greater level of calculations and detail are done during the land development process.

They'll comply with the comments regarding the Fiscal Impact Study and the Recreation Impact Study.

Widening of Greenridge Road to 32' along the frontage would impact natural features. No deceleration lane is proposed. Dave Leh noted there would be environmental issues to the east and steep slopes to the west to widen the road and add a walking trail. The consultants would need to review that to a greater degree during land development.

Steve Egnaczyk commented on room for joggers, bicyclists, pedestrians; Jerry Stein commented on impact with an historic stone wall to the west.

Brandywine Conservancy suggested eliminating the trail near Dave Butte's Shea Lane property. The updated plan shows rerouted trails with a 20' buffer along that area. Ms. Zarro advised the trail to the left (south/west) of the driveway is 20' wide, public access, which would connect to the trail on the north side, the existing driveway, which would be private.

Elizabeth Woodward of E. Indian Springs Drive asked the benefit of a trail when there are sidewalks. Ms. Zarro noted they are required to provide recreational opportunities within the development and the trails will be maintained by the HOA, not general taxpayers. Sally Winterton commented that the Township is trying to have trails in all developments and provide connections from one to another.

Alexandra Rose of Shea Lane, via email, is concerned about the second wastewater disposal field. Leann Smith of E. Indian Springs Drive asked about the lighting plan, which hasn't been submitted yet. Elizabeth Woodward of E. Indian Springs Drive is concerned with sewers on the slopes. Alyson Zarro said that is part of the conditional use request and testimony on that subject will be provided at the Hearing.

Joe Stoyack advised these details will be worked out through the land development process. Alyson Zarro commented they'll most likely submit revised plans in early December for the consultants to review and present at the Planning Commission's January meeting.

Megan Tyson of E. Indian Springs Drive would like basketball courts and other types of fields rather than more trails.

Jerry Stein is concerned with ground water and storm water.

Dave Butte concerned with safety along his property line.

Elizabeth Woodward is concerned with environmentally sensitive lands and suggests we limit the recreation plan to less than 25%.

Steve Egnaczyk is concerned with wastewater disposal and the location of the houses.

John Mahoney, Esq., reiterated that the conditional use approval and zoning variance are needed before the plan moves forward to the land development process. He suggested residents attend the Hearing and become recognized as a Party.

Open Session

Sally Winterton commented on ordinances to consider amending, such as regulations to allow by-right outdoor dining in the village commercial district (C1), highway commercial (C3) and limited industrial (LI) districts. Sally had provided a document listing the current ordinances addressing "Dining". Joe Stoyack had provided a draft amendment for outdoor dining and regarding ATMs (11-10-2021) for consideration. Tony Scheivert will forward the draft to Anthony Campbell, Zoning Officer, and Kristin Camp, Solicitor, and work on a draft for the next meeting.

Jeff Smith commented that Belgian block curbing, which requires a waiver, is proposed with the 100 Greenridge Road project. Consider amending that ordinance so waivers aren't needed.

Amending regulations for parking and shared parking will be considered.

Sally Winterton announced the next meeting is December 9, 2021, 7:00 p.m.

Adjournment

Joe Stoyack moved, seconded by Jeff Smith, to adjourn at 9:06 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary