



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
November 11, 2021
7:00 p.m.
Minutes
Approved

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.

Gerry 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.

Gerry 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