

Upper Uwchlan Township

Planning Commission

February 10, 2022

7:00 PM

Minutes

Approved

Location: Township Building, 140 Pottstown Pike, Chester Springs, PA 19425

In attendance: Sally Winterton, Chair, Joe Stoyack, Vice-Chair, Chad Adams, Dave Colajezzi, Jim Dewees, Stephen Fean, Jim Shrimp

Mary Lou Lowrie, Engineering Consultant

Absent: Ravi Mayreddy, Jeff Smith

Sally Winterton called the meeting to order at 7:00 PM.

Fetters 370 & 380 Milford Road Sketch Plan—Introduction

Brian Nagle presented the plan. It is a “by right” plan and the area indicated as commercial has been so for many years. Joe Stoyack asked about the Somers Drive connection to the sewer lot. No plans for that at this time. The houses will have on site sewer; the sewer lot is available for over and above needs. The plan has a 25-foot easement from Milford Road to the sewer lot for future use if needed. Resident Gerry Stein asked about the location of the site.

11 Senn Drive - Preliminary/Final Land Development Plan

Chris Daily represented Scott Johnson (owner) who also was in attendance. They were requesting a Preliminary/Final Approval of their plan to add a gravel area to store landscaping materials at the site. They were seeking two waivers:

Sections 162-7.B.(2). The Applicant is requesting a waiver to allow for the plan to be considered a Preliminary/Final submission.

Sections 162-39.D. This section requires all parking areas to be curbed.

Mr. Johnson provided photos of the type of fencing and gate that will be along Senn Drive and Township Line Road, as well as between the site and the former Harley-Davidson Dealer.

Joe Stoyack noted the Township’s lighting consultant’s concerns indicated in the review letter. Response was they would look into downward type lighting fixtures from the roof line. Storm water management was another concern of the commission. Mr. Daily indicated they were in compliance with current stormwater regulations.

The commission indicated that the consultants’ comments need to be addressed before final approval.

Joe Stoyack moved to recommend to the Supervisors to not approve the first waiver requested by the applicant for Preliminary/Final approval but to accept/approve the second waiver to not require curbing. Chad Adams seconded the motion. Motion approved unanimously.

Natural Lands Trust Subdivision/Land Development Plan—Introduction

Jack Stefferud, Natural Lands Trust (NLT), stated NLT intends to demolish the house (Dorlan House) and water tower to widen the Struble Trail in that area. Brain Nagle related that NLT wants the Subdivision Plan to be approved before the house and water tower are demolished.

PC had concerns regarding the historic significance of the two structures; the Applicant was asked to determine such.

Joe Stoyack moved to accept the plan for consultants' review. Jim Shrimp seconded the motion. Motion passed unanimously.

Approval of Minutes

Joe Stoyack moved to approve the Minutes as presented from the January 13, 2022, meeting. The motion was seconded by Jim Shrimp. Motion passed unanimously.

Open Session

A resident from Stonehedge asked if Brandywine Conservancy has been asked to review the viewscape coming north on Route 100 after the turnpike overpass for redevelopment planning. PC mentioned we are beginning to work with consultants to look at future development and re-development.

Another resident asked if there are any regulations regarding signage. The Commission responded that there are.

A Byers Road resident asked if there is any leash on new construction in the township. His concern is the number of building permits issued. Concerned we are exploding population wise.

Sally Winterton thanked all for attending the meeting and announced that the next meeting would be on Thursday, March 10, 2022. The commission will meet to discuss ordinances at 6:00 PM with the regular business meeting following at 7:00 PM.

Adjournment

Chad Adams moved to adjourn, seconded by Jim Shrimp. Meeting adjourned at 8:10 PM.

Respectfully submitted,

Sally Winterton,
Jim Dewees