



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 10, 2022
7:00 p.m.
Minutes
Approved

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

In attendance:

Sally Winterton, Chair; Chad Adams, Jim Dewees, Ravi Mayreddy, Jim Shrimp

Mary Lou Lowrie, P.E. – Gilmore & Associates
Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Stephen Fean, Jeff Smith, Joe Stoyack

Sally Winterton called the meeting to order at 7:05 p.m. and advised that we'd go slightly out of agenda order and start with the approval of the minutes. There were 2 citizens in attendance.

Approval of Minutes

Sally Winterton thanked Jim Dewees for taking the minutes at the February meeting. Jim Dewees moved, seconded by Chad Adams, to approve as presented the minutes of the February 10, 2022 Planning Commission meeting. The motion carried unanimously.

11 Senn Drive Revised Land Development Plan

Rich Vishneski, Project Manager with DL Howell, represented 11 Senn Drive. The Applicant (S&T Realty Holdings) proposes a gravel area to store landscaping materials and the equipment to move such materials. This is a wholesale business, not retail. Responding to the consultants' comments, the Plan was revised February 23, 2022. Mr. Vishneski reviewed the consultants' comments of the revised Plan, dated March 9, 2022. He advised that the Applicant will comply with all outstanding items in the March 9 letter. The existing lighting is sufficient for the use and will be extinguished prior to 11:00 PM. The Applicant requested 2 waivers: 1. consider the Plan as Preliminary/Final; 2. To not require the parking area to be curbed.

Jim Dewees moved, seconded by Jim Shrimp, to recommend to the Board of Supervisors that the Preliminary/Final Plan be approved and that both waivers be granted, subject to compliance with all of the consultants' comments in the March 9, 2022 review letter. The motion carried unanimously.

Sally Winterton announced that the next scheduled meeting date is April 14, 2022. She also announced that a work session was held at 6:00 p.m. this evening to review ordinances for potential amendment.

Open Session

Gwen Jonik noted the Natural Lands Trust conditional use hearing and the County's Struble Trail Extension conditional use hearing are tentatively scheduled for April 18, 2022.

Sally Winterton noted the Township's Block Party is scheduled to be held this year - mark your calendars for Saturday, June 18, 2022 – and the Police Department will hold the Junior Police Academy in June.

Adjournment

Jim Dewees moved to adjourn at 7:17 p.m. Chad Adams seconded. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary