



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

June 9, 2022

7:00 p.m. Meeting

Minutes

Approved

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

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; David Colajezzi, Stephen Fean

Gwen Jonik, Planning Commission Secretary

Absent: Chad Adams, Jim Dewees, Ravi Mayreddy, Jim Shrimp, Jeff Smith

Sally Winterton called the meeting to order at 7:04 p.m. No quorum was present. Two citizens were in attendance.

Village Concept Plan

Review of the "Issues & Recommendations" contained in the 2010 Village Concept Plan (VCP) included whether the recommendation has been accomplished, remains valid or are there new recommendations. All input will be provided to Brandywine Conservancy for updating the VCP.

Issue #1 on page 11: *are there sufficient provisions and landowner incentives in the Township's Zoning or Subdivision/Land Development Ordinances to guide future development in ways that will help to achieve the Village planning objectives?* The consensus is this is still a valid issue and should be retained.

Issue #1 Recommendations

1. Retain re: historic resource protection.
2. Evaluate the feasibility of establishing a HARB; we don't know what is involved with a HARB - would we need to hire an Historic Architect? Are there specific regulations for HARBs?
3. Retain re: grant funding.
4. Retain re: C-1 and C-3 detail design guidelines. We're working on updating the Village Design Guidelines and would like them to be adopted, providing for greater enforcement.
5. A. Traditional Neighborhood Development (TNDs) – has merit, evaluate further.
B. Evaluate replacing C-1 and C-3 districts with a new district.

Issue # 2 on page 12: *is there a need for additional supporting infrastructure?* Yes, this is still valid. Example: E-vehicle and E-bike charging stations.

Issue #2 Recommendations

1. Retain re: updating the Township's Official Map. Swap ownership of Pottstown Pike and Graphite Mine Road, talk about road improvements, new neighborhoods, etc.
2. Retain re: walkability study

3. Retain re: apply for grants
4. Move street tree regulations to updated Village Design Guidelines, which may become Ordinances.
5. Move sidewalk regulations to updated Village Design Guidelines, which may become Ordinances.

Issue # 3 on page 13: *transportation related items.* Retain.

Issue #3 Recommendations

1. An Access Management Ordinance was adopted in July 2010 (#2010-05). Determine the consistency in the village with that ordinance -- are any changes necessary?
2. Retain re: parking requirements. Evaluate current and future parking requirements. More parking is needed in the village, perhaps a parking garage?
3. Completed. C-1 and C-3 ordinances amended June 2020 (#2020-01) regarding shared uses such as residential above retail/office uses.
4. Retain re: alternative modes of travel – public transportation

Issue #4 on page 14: *Architectural Standards.* Retain and codify the architectural guidelines.

Issue #4 Recommendations

- 1, 2, and 3. Retain re: review, update and approve the Village Design Guidelines as an Ordinance.
- 4 Retain a. and b.
5. As in Issue 1, Recommendation 2: Evaluate the feasibility of establishing a HARB; we don't know what is involved with a HARB - would we need to hire an Historic Architect? Are there specific regulations for HARBs?
6. Retain re: sign ordinance

Issue #5 on page 15: *Zoning provisions.* Retain.

Issue 5 Recommendations

1. Completed. As in Issue #3 Recommendation 3, C-1 and C-3 ordinances amended June 2020 (#2020-01) regarding shared uses such as residential above retail/office uses.
2. Retain.

“Summary” on page 17

- 1, 2 and 3 retain. Evaluate bike lanes, bike racks, add “re-development” to provide civic space.
- 4 Replace ‘granny flats’ with “extended family”
- 5 Retain.
- 6 Remove.
- 7 Retain. Add electric vehicle charging stations, remove ‘reduce car parking requirements’ and add “encourage shared parking”

“Mission Statement” on page 3: remove the first paragraph.

1. remove
2. remove
3. Retain, IF needed

4. Overlay district?
5. Retain.

*New 6. recommend a framework which encourages a robust and vibrant village community
*New 7. environmentally friendly community – charging stations, walkability circuits,

General Comments:

We need sidewalks in Byers Village;

We need to promote the adaptive reuse of historic structures within this Document.

“Site Analysis” on page 4. Needs to be updated;

Page 5 bullet points are good.

First bullet: add adaptive reuse of historic resources

Page 6 Historic resources

Byers Village Historic District – raise awareness and understanding of the Historic District;
Recommend adding sidewalks, and signage at the historic structures, such as a plaque stating the historic name of the structure.

The Commission will review the subsections on pages 7-10 next time.

Steve Egnaczyk, Stonehedge resident, asked how some of the recommendation can move forward prior to the entire VCP being revised and approved. Joe Stoyack encourages residents to suggest to the Boards and Commission what is important and can be accomplished in the near-term.

Approval of Minutes

No quorum was present to approve the May 12, 2022 Planning Commission meeting minutes.

Open Session

Steve Egnaczyk noted scout troops might be looking for a list from the township of tasks or projects that they or High School seniors could do when they have the time.

Sally Winterton announced the next meeting is July 14, 2022, the Block Party is June 18, and the Eagle Village Walk is June 23, 2022.

Adjournment

Joe Stoyack moved, seconded by David Colajezzi, to adjourn at 9:00 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary