



## UPPER UWCHLAN TOWNSHIP

### Planning Commission Meeting

May 12, 2022

6:00 p.m. Workshop

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; Chad Adams, David Colajezzi, Jim Dewees (meeting), Stephen Fean, Jim Shrimp, Jeff Smith

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

Absent: Ravi Mayreddy

#### 6:00 p.m. Workshop

Discuss ordinances relating to parking, shared parking in the Village of Eagle, F-1 and F-2 Flexible Development Overlay Districts.

The Commission discussed the proposed elimination of the F1 and F2 Overlay Districts, which provides flexible development design and increased density for residential-zoned parcels over 10 acres as there are only a few of those sized properties left in the overlay districts. Recently there have been comments at public meetings calling for limitations on new residential development. Discussion included: if the overlays would be repealed, property owners can still develop their properties, but not as densely; increased density was intended to encourage open space, however, most of the open space is storm water management facilities or treated wastewater disposal facilities and not usable; elimination of the overlays at this time would provide time, as we update the Township's comprehensive plan, to determine location(s) and particular density we may want in the future; increased traffic from high-density development has become an issue.

Conversation included consideration of an agricultural-related zoning, and review of the by-right uses in the Limited Industrial (LI) and commercial (C1, C2 and C3) districts.

Parking. Joe Stoyack is researching other Townships' ordinances related to parking, shared parking, 'stealth' camping – sleeping in cars on public roads or in public parks. Some Townships prohibit camping and sleeping in public parks. Discussion included whether commercial properties/businesses may allow overnight sleeping; the Police Department hasn't had any 'stealth camping' issues to date anywhere in the Township; overnight parking / camping would be a police issue, not a zoning issue; the Township does have "no stopping, standing or parking" ordinances.

Shared parking in the Village is currently permitted via conditional use approval. Discussion included: modifications to required parking in Township Codes Section 200-73.K. can be confusing; should it remain as conditional use or structure the ordinance to remove some of the formality; encourage it where appropriate; would like to make the process easier on businesses;

allow Agreements between businesses and write into the Agreement that it has to be reviewed every "x" number of years, so they don't take advantage of their neighbor.

The Workshop concluded at 6:55 p.m.

7:00 p.m. Meeting

Sally Winterton called the Planning Commission Meeting to order at 7:00 p.m. There were 7 citizens in attendance.

Byers Station Parcel 5C Lot 2B Commercial Lot ~ Amended Final PRD Plan

Alyson Zarro, Esq., representing Prosperity Property, Allan Greenberg of Celebree Schools, Guy DiMartino of TPD and Michael Baginski of Bohler Engineering were in attendance to discuss the consultants' reviews of the Amended Final PRD Plan dated March 15, 2022.

Ms. Zarro advised the developer would comply with most of the comments contained in Gilmore & Associates' May 5, 2022 review letter and the Lionville Fire Company/Fire Marshal letter dated May 12, 2022. Just a few comments needed to be discussed.

Updated elevations were provided, with Mr. Baginski providing details of the site plan which shows a drive-through restaurant, a separate building with retail space and a daycare center, a standalone pad to the south and 131 parking spaces. There is a play area next to the daycare center. Ms. Zarro distributed an aerial map showing the road connections to the residential developments on Parcel 5C – the Villages (on Lot 1) and Enclave (on Lot 2A).

Discussion included: the elevations were updated to address the comments made at the April meeting, with a break in the façade at the center and 2 additional 60' offsets; there are secondary exits for the retail shops and sidewalks will be added between the buildings; a monument sign would be at the corner of Pottstown Pike and Station Boulevard, and signs on both the front and back of the buildings; roof heights won't be higher than 1.5 story; there will be a 6-8' high retaining wall along Pottstown Pike (Route 100); we don't want travelers looking at utilities on the roofs; will Begonia Drive be a private or public road [post-meeting research determined it will be private]; PC members are concerned with whether the length of the left-in turn from southbound Route 100 to Iris Lane is adequate, and safe; County Planning Commission comment regarding right-of-way is provided for in the approved PennDOT highway occupancy permit; concerns with traffic congestion inside the site at peak hours with a drive-through and a daycare center; store deliveries, loading/unloading would be during the day, in certain parking spaces for off-peak hour unloading, which could be a lease restriction or written in the Plan Notes; restricted to box trucks; planned concrete curbs; stormwater served by the basin on the Enclave property, which was previously approved; single ownership of Lot 2B by Celebree but potential for condo agreements in the future; will comply with the Fire Marshal's comments; provide ADA compliant sidewalks; the updated Plan provides pedestrian connections from the retail stores to the Begonia Drive sidewalk; a mid-block trail crossing will connect the site with the trail across Station Boulevard, along Pickering Valley Elementary School, keeping the crossing further away from the Route 100 intersection; shared parking study takes advantage of the PRD approval to use discretion, and 131 parking spaces are provided rather than 160+; number of drive-through stacking spaces is critical; location of trash dumpsters?; there are a few McMahon comments that need to be clarified – a sidewalk location and number of stacking spaces from the drive-through window; the interior sidewalks will be 6' or 8' wide, not 10'; sewer capacity was previously approved but they'll recalculate; they'll comply with lighting comments; the daycare will be sprinklered, most likely all

the buildings will be sprinklered; the daycare offers before- and after-school care – unknown if they'll need busing but they'd use 15-seat buses.

The Planning Commission would like to see projections of the internal traffic flow and they are concerned with the left-turn in from southbound Route 100.

Ms. Zarro advised revised Plans will be submitted most likely in June.

#### F1, F2 Flexible Development Overlay Districts Ordinance Amendment

The Commission discussed the elimination of the overlay districts, at least for the time being. The overlays were intended to encourage development with usable open space on residential-zoned parcels greater than 10 acres. While reviewing land use during the Comprehensive Plan update, the Township would like to reconsider where higher density development may be appropriate. The Township Solicitor had prepared a draft ordinance to propose the elimination of the overlay districts.

Joe Stoyack moved, seconded by David Colajezzi, to recommend the Board of Supervisors approve the Ordinance eliminating the F1 and F2 Flexible Development Overlay Districts. The motion carried with seven (7) in favor and one (1) opposed (Deweese).

#### Planning Commission Liaisons to the Historical Commission (HC) and Environmental Advisory Council (EAC)

Sally Winterton asked for volunteers to be liaisons to these 2 commissions. The liaisons would attend the HC or EAC meetings and advise them of the Planning Commission's activities and advise the Planning Commission of the HC's and EAC's activities.

Joe Stoyack has been serving as the HC's liaison and he'll continue in that capacity. Jeff Smith volunteered for the liaison to the EAC.

Joe Stoyack noted he'd attended a PaDEP presentation on their climate action plan, which provides interns and support of Environmental Advisory Councils.

#### Approval of Minutes

Jim Dewees moved, seconded by Jeff Smith, to approve as presented the minutes of the April 14, 2022 Planning Commission meeting. The motion carried unanimously.

Sally Winterton announced the next Planning Commission meeting is June 9, 2022, beginning at 7:00 p.m. A Work Session might be held at 6:00 p.m.

#### Open Session

Joe Stoyack advised that the Village Concept Plan review kick-off meeting will be held May 26 beginning at 7:00 p.m.; at the Board of Supervisors Workshop earlier this week, the Board had talked of the priorities they'd like to set during the update of the Comprehensive Plan; and the Solicitor is drafting the proposed amendment to the outdoor dining regulations.

Sally Winterton reminded attendees that the Historical Commission is hosting a "Chester County Town Tour & Village Walk" of the Village of Eagle, Thursday, May 23, and they're asking for volunteers to assist at this event.

Gwen Jonik advised that Natural Lands Trust/Shryock had provided an extension to July 31, 2022 regarding their lot line change plan review and scheduling a conditional use hearing; the Historical Commission will participate in the "Life & Times of the Struble Trail" activity on May 15, 1:00-4:00; and the Township Block Party will be held Saturday June 18.

Sue Quake, Lauren Lane, appreciated the Commission's traffic-related comments.

Gerry Stein, Greenridge Road, made comment of the aesthetics of the buildings proposed for Parcel 5C Lot 2B Commercial.

Adjournment

Joe Stoyack moved, seconded by Jim Dewees, to adjourn the meeting at 9:10 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary