



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

October 13, 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; Jim Dewees, Jim Shrimp, Jeff Smith

Greg Magulak, P.E., Gilmore & Associates (Meeting)

Gwen Jonik, Planning Commission Secretary

Absent: Chad Adams, David Colajezzi, Stephen Fean, Ravi Mayreddy

6:00 p.m. Workshop

Joe Stoyack had provided a chart of the current by-right uses for each of the commercial zoning districts – C1 Village Commercial, C2 Limited Commercial and C3 Highway Commercial – as well as the Limited Industrial District (LI). The Commission is reviewing the uses to determine whether they need to be updated. Are there uses that should be added to the district(s), deleted, revised?

Discussion included:

1. The by-right uses in the C2 are the same as the Planned Industrial/Office (PI/O). Why retain the C2 District? Consensus was to 'merge' the one, small C2 District, which is southwest of the Turnpike overpass on Route 100, with the adjacent PI/O, Eagleview Corporate Center. Currently there are several residential properties in the C2 District. Are they considered non-conforming? The Township Solicitor will be asked to advise what effect, if any, changing the C2 district to PI/O would have on those residential properties, and to draft an ordinance amendment / zoning map change to change the C2 to PI/O.
2. The small parcel south of the Turnpike overpass on the east side of Route 100 is zoned C3 and is part of the parking lot for the hotel in Uwchlan Township. Should that also be changed to PI/O?
3. C1 Village Commercial District is currently the west side of Route 100 from Simpson Drive to Little Conestoga Road, Park Road from the Townes at Chester Springs to Route 100, the east side of Route 100 from Station Boulevard to Byers Road, then along both sides of Byers Road from Route 100 to just past Senn Drive. Could it be expanded to include along Route 100 from end to end?
4. The Board of Supervisors' list of priorities for the Comprehensive Plan update includes "responsible commercial zoning", regarding uses, buffer zones, restrictions or guidelines to minimize eyesores.
5. What kinds of businesses would we want to attract if parcels along the Route 100 corridor sell and are re-developed? Big box stores? The larger parcels could potentially be subdivided, which might make it easier for businesses to come in and prosper.

6. Perhaps the uses in the C3 Highway Commercial District should build upon what's permitted in the C1 Village Commercial District; anything allowed in C1 is allowed in the C3, and then some.
7. The southern Graphite Mine Road intersection is in the C3, then it's in the C1 through Byers Road. C3 picks up again along Route 100 from Fellowship Road to Chester Springs Crossing.
8. It would be nice to know why some of the uses are by-right and others require conditional use – is it better oversight by the zoning department, due to fire safety issues, etc.?
9. Adaptive reuse of historic structures should be given greater priority or attention, encouraged. What incentives could be provided to encourage adaptive reuse? Should adaptive reuse be a by-right use everywhere?
10. There are uses that aren't consistent between the Limited Industrial (LI) and Planned Industrial/Office (PI/O). This will be discussed further at the next meeting.

7:00 p.m. Meeting

Sally Winterton called the meeting to order at 7:00 p.m. A quorum was present. There was 1 citizen in attendance. Sally thanked those who attended the workshop.
Robert and Amy McHugh – 270 Moore Road Sketch Plan. This was listed on the agenda, though their attendance had not been confirmed.

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the September 8, 2022 Planning Commission Meeting. The motion carried with four (4) in favor and one (1) abstention (Shrimp).

Sally Winterton announced the next meeting date of November 10, 7:00 p.m. A workshop will most likely be held at 6:00 p.m.

Open Session

Joe Stoyack noted the Comprehensive Plan update is moving along, multiple Village Concept Plan meetings have been held, the Village Design Guidelines meeting is scheduled for 10/24/22; zoning ordinances are being reviewed as part of the Comprehensive Plan update; the Environmental Advisory Council (EAC) is working on the Sustainable Community Assessment; October is the month that comments, updates, and drafts from boards and commissions are due, to then be shared among all boards and commissions for further review. We'll develop questions for a survey in the Spring, for public input for updating the Comprehensive Plan.

Jim Dewees advised that the American flag retirement ceremony went well last weekend.

Adjournment

Jim Dewees moved to adjourn at 7:20 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary