



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
February 9, 2023
6:00 p.m. Comprehensive Plan Update ~ Kick-Off,
7:00 p.m. Meeting
Minutes
Approved

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

6:00 p.m. Comprehensive Plan Workshop Attendees:

Sally Winterton, Planning Commission Chair;
Joe Stoyack, Planning Commission Vice-Chair;
Planning Commission Members: David Colajezzi, Jim Dewees, Stephen Fean
Neil Phillips, Environmental Advisory Council Chair
Byron Nickerson, Emergency Management Coordinator, Emergency Management Planning
Commission Chair
Sushila Subramanian, Park & Recreation Board Chair
Jenn Baxter, Township Supervisors' Vice-Chair
Gerry Stein, Historical Commission Member
Gwen Jonik, Township Secretary

Brandywine Conservancy:
Grant DeCosta, Director of Community Services
Mila Carter, Senior Planner
Olivia Falcone, Assistant Planner
Sarah Sharpe, Lead Planner

6:00 p.m. Comprehensive Plan Update ~ Kick-Off Workshop

Sally Winterton called the Workshop to order at 6:00 p.m., asked the attendees to introduce themselves and to share what Upper Uwchlan Township means to them; what thoughts come to mind when they think about the Township. Key words from their responses were gathered: home (several times), family, village, quality of life, balanced (several times), community, safety, geography, historic character, Marsh Creek Lake and Park, connected, in transition, potential.

Mila Carter distributed a summary of the Municipalities Planning Code (MPC) requirements for Comprehensive Plans (CompPlan), the main steps of the Comp Plan: establish public planning processes, collect input from others, provide a vision for the next 10 years, and develop implementation tasks toward the vision. The current CompPlan (2014) will be reviewed; population, land use, mapping will be analyzed toward developing goals and objectives. The CompPlan is a guiding document, not a policy document. Once an updated CompPlan is drafted, Township residents, adjacent municipalities, the school district, and the County Planning Commission are invited to review the document and provide comments prior to a public hearing when the Board of Supervisors may adopt the Plan.

The next meeting of the CompPlan Task Force will be Wednesday, March 8, 2023, 7:00-9:00 p.m. The attendees were asked to think about questions for a public survey and to review the current vision and objectives.

The Comprehensive Plan Update Kick-Off Workshop was adjourned at 7:03 p.m.

7:00 p.m. Planning Commission Meeting

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; David Colajezzi, Jim Dewees, Stephen Fean, Ravi Mayreddy, Jeff Smith

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

Sally Winterton called the meeting to order at 7:09 p.m. and requested the agenda order be altered so that Eagleview Corporate Center Lot 1A will go before Eagle Animal Hospital. Jeff Smith moved, seconded by Jim Dewees, to alter the agenda as requested. The motion carried unanimously.

Eagleview Corporate Center Lot 1A

Neal Fisher presented a Preliminary/Final Land Development Plan for a 60,000+ SF research and development building on Eagleview Corporate Center Lot 1A, which is adjacent to the Turnpike. The 20-acre site will be accessed from Arrowhead Drive, parking in the front, loading in the rear, hopefully a research and development facility. There was brief conversation related to the trail from Hickory Park into Eagleview and a trail signage program.

Jeff Smith moved, seconded by Jim Dewees, to accept the Plan for consultants' review. The motion carried unanimously.

Eagle Animal Hospital Land Development Plan

Bob Linn and Adam Powell, of Linn Architects, and Dr. Dave Matunis were present to discuss the consultants' County Planning Commission's, and Historical Commission's review letters.

Mr. Linn distributed folders with pictures of the existing animal hospital and outbuildings. The 1.34-acre property is zoned C1 Village Commercial, contains an historic resource circa 1892, the driveway wraps around the 3,200 SF building, vinyl siding, the veterinarians bought it 14 years ago and it was an animal hospital 16 years prior to that. The existing building needs work and they thought of demolishing it but decided to build an addition to the rear of the 1970s 'garage', honoring the history. They propose removing 3 of the 4 outbuildings due to their deteriorated condition. The greenhouse is in bad shape, the shed has failed, the privy (3-seater) and a smaller shed to the front will be kept. Mr. Linn noted none of the outbuildings are in the footprint of the addition and the greenhouse isn't an historic structure. The failing wall on the front shed will be removed and the shed stabilized. Hours of operation will be till 5:00 p.m. or 7:00 p.m. depending on the weeknight and until noon on Saturdays. They see approximately 980 patients/month with 2 doctors and 6-8 staff. There are 2 small exam rooms, which will become staff office space, the addition will have 4 exam rooms and a small surgical area, they plan to add a doctor and 2 staff. They can comply with the comments regarding zoning, storm water management and Gilmore's "general" comments.

Items to discuss include the traffic impact study, which they'd like to discuss with McMahon Associates, they'll be back with subdivision/land development waivers, they'll do an historic resource impact statement, they need to discuss sidewalks and right-of-way as there isn't much room between the roadway and the front door of the building and there is at least 1 very large evergreen tree on the property line. Maybe an asphalt trail meandering through? Perhaps they could pay a fee in lieu of installing sidewalk. Having to do a PennDot study, since Byers Road is a state road, would be financially burdensome. The traffic impact fee also needs further discussion as it could be financially burdensome. They may ask for a waiver from that fee. Brandywine Conservancy's comment regarding installing a 4' bike lane is unrealistic.

Mr. Linn advised they have no problems following the Village Design Guidelines for lighting and landscaping. They're adding 8 parking spaces, adding a few lights and a hedge to help hide the parking lot and headlights.

Regarding the Historical Commission's review, they plan to remove the metal roof of the shed and the privy seems to be just 3 walls and a roof. It will remain on the site and be stabilized for safety. Commission members commented that they should meet with the Historical Commission to discuss the impact statement and condition of the outbuildings and that we need to work with businesses like this, so they'll remain here, be viable, and retain the village atmosphere. Mr. Linn will have their traffic engineer speak with McMahon Associates and will speak with the Township Manager regarding sidewalks on Byers Road in relation to the Active Transportation Plan.

Approval of Minutes

Jim Dewees moved, seconded by David Colajezzi, to approve as presented the minutes of the January 12, 2023 Planning Commission meeting. The motion carried unanimously.

Sally Winterton announced the next scheduled meeting is March 9, 2023.

Meeting Updates/Reports

Environmental Advisory Council (EAC). Jeff Smith reported the EAC is discussing sponsoring maintaining an "Adopt A Road" type program for State Roads. They're checking out the process and would initially propose 2 times/year on Route 100 around Fellowship Road. They're working on the 2023 Earth Day celebration and discussing a farmers' market at Upland Farm Park in the future.

Historical Commission (HC). David Colajezzi attended the February 6 meeting where the Eagle Animal Hospital was the main topic. Also discussed was the Struble Trail extension, the Dorlan Mill miller's house, and the Feters farmhouse renovation.

Active Transportation Plan (ATP). Steve Fean attended the February 7 meeting. The ATP reviewed early results from the public survey (242 responses); areas where fairly immediate changes can be made on either land that the Township owns or that we could quickly get buy-in from the owners. Trails/sidewalks along Milford Road and Byers Road are 2 areas of interest.

Steve Egnaczyk, Stonehedge resident, commented that the Township needs to decide once and for all if we want sidewalks in Byers Village, or not.

There was more conversation about sidewalks in Byers Village. If the Township wants sidewalks, the Township should pay for them, not the small business owners. The Commission members decided they'll walk Byers Village together.

Historic Resource Protection Plan (HRPP)

The Commission reviewed the October 2022 draft HRPP. Jim Dewees made comment that there are a lot of details that need thorough discussion before approval of the Plan. Members were asked to review the HRPP and send their comments to Gwen Jonik to compile and provide to the Historical Commission. Joe Stoyack suggests it contain a narrative of why it's important to maintain historic properties, which will lead into the HRPP and the recommendations. The HC has suggested the HRPP become a standalone chapter on historic protection in the Comprehensive Plan and the Planning Commission agrees with that – begin with an introduction/narrative, followed by the HRPP.

Sally Winterton suggested the Planning Commission meet 2x per month: a 6:00 p.m. zoning workshop and 7:00 p.m. regular meeting, and the Comprehensive Plan task force on a separate night.

Open Session

Joe Stoyack made comment on solar energy, ensuring HOAs and residents can access solar energy, can't be restricted or prohibited. There are 2 bills being discussed in Pennsylvania: SB 826 and HB 1996. We can revise our Alternative Energy ordinance to reflect the changes at the State level.

Joe Stoyack made comment that our Comprehensive Plan (CompPlan) should be consistent with the County's CompPlan, Landscapes 3. We don't have to comply with it but we do need to look for consistencies.

Gerry Stein, Greenridge Road resident, asked the County Planning Commission about their identification of Upper Uwchlan as a "suburban center". They advised that we have the turnpike running through the Township, as well as Route 100, little developable land left, and by their metrics, we are a suburban center.

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 9:07 p.m. All were in favor.

Respectfully submitted,

Gwen Jonik,
Planning Commission Secretary