



UPPER UWCHLAN TOWNSHIP

PLANNING COMMISSION MEETING

May 11, 2023

6:00 Workshop

MINUTES

Approved

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

6:00 PM Workshop

In attendance:

Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Sandy Diffendal

Joe called the Workshop to order at 6:10 PM

At the last session of the Planning Commission, Zoning Districts R1 & R2 were discussed, and affordable housing was mentioned. Anthony Campbell, Upper Uwchlan Township Zoning Officer had discussed in-law quarters and whether they could be attached or detached. Also, can they be rented? But there is no way to register rentals, so the ownership would be questioned. Can they be subdivided? He gets requests for in-law suites with kitchenette. These must be attached, but we cannot enforce the number of people living there.

R-1 has 2-acre limits; there could be a guest house, pool house, an apartment over a garage.

R-2 must keep the limit at 1 acre.

How can we prevent someone from renting a room in a house? We do not want to encourage people to rent rooms, we want to discourage that. If it does happen, can we address it in a way to clean up properties.

Air B & B's

Apparently, people are renting rooms. It should be okay as long as the underlying zoning is kept up with. Chad suggested make it 'Conditional Use' to make it easier. The next issue was to consider wastewater - what would be the capacity for sewer? Would there be an additional sewer fee? There was discussion about setting up a registry. They would have to get a permit and show the setback.

Possibly allow single family homes to be rented. Possibly allow Air B&B's to be short term rental.

How would we enforce the requirements? There would be neighbors 'telling on them' if there were problems. There would only be 2 bulk items for each property as it is now. With more families, there would be more bulk. How do we enforce that? These items need more discussion.

Regarding the Agricultural District west of Marsh Creek, a tax incentive to property owners could be offered for 10 acres or more.

Affordable Housing issue

Chad began the discussion by stating that he did not think it was a zoning issue. There could be multifamily homes, single family homes, rental rates and possibly housing could be maintained at a set price. The Township could apply for some applicable grants, and then the Township could take over development and/or management. Joe mentioned that Oregon, Washington state, and California prohibit single family housing. They allow for duplexes, quads, and six family structures. David remarked that South Dakota is trying to create more affordable housing. Joe suggested that they investigate more studies, and try to create a model, and do more background investigation.

Joe called for a recess at 6:50 p.m.

7:00 PM Meeting

Joe Stoyack Vice-Chair called the regular meeting to order at 7:00 p.m. Present at the meeting were Jeff Smith, Chad Adams, David Colajezzi, Ravi Mayreddy, Stephen Fean, Jim Dewees Mary Lou Lowrie, Gilmore & Associates Tony Scheivert, Township Manager Sandy Diffendal (for Gwen Jonik)

Alyson Zarro and Neal Fisher were in attendance.

Re-development and re-zoning were reviewed but no decisions were made.

260 Sierra Drive Conditional Use Application

Neal Fisher asked for the Planning Commission's vote of confidence to the Board of Supervisors for the Conditional Use Application for the 260 Sierra Drive property, also known as Lot 1B in the Eagleview Corporate Center. The property is zoned PI, Planned Industrial/Office District, and has been improved with a 79,005 s.f. flex building which is currently used for manufacturing, warehousing, a laboratory for scientific research and development, and offices. All of these uses, except manufacturing, are permitted by right in the PI District. Manufacturing is permitted by Conditional Use.

In June 2016, the Hankin Group was granted conditional use approval for manufacturing of silicone hydrogel by DSM Biomedical (DSM) within a maximum 30,000 s.f. of the building. DSM anticipated utilizing 20,500 s.f. In 2023, less than the total square footage approved was utilized.

The applicant is now seeking to use a portion of the existing space DSM occupies in the building for a different manufacturing use. The product is Seprafilm, which is now being manufactured in Massachusetts. That manufacturing operation would move to the Property. The total square footage of manufacturing in the portion of the building used by DSM would be 28,060 s.f., which would include the existing silicone hydrogel and the proposed Seprafilm.

The Applicant is proposing to construct an addition which would be utilized for warehousing. A total of 224 parking spaces are required for the 4 uses. The existing site conditions, parking changes

and a place to keep electrical equipment are on the Conditional Use application prepared by Chester Valley Engineers, Inc. dated April 19, 2023.

After this explanation, Mr. Fisher introduced several DSM employees - John Witkowski, President of DSM Biomedical, Harry Pickar, Process Engineer, David Frantz, Project Manager, Luis Colon, Facilities Manager - who took time to explain what the product is and how it will be used.

Joe Stoyack asked for an Ordinance review for hazardous waste. Mr. Fisher replied that everything complies with all building and safety codes. Joe said that the prior conditional use had specific chemicals.

Jim Dewees mentioned the noise level. Neal said that there will be no excess equipment to generate any more noise. There will be 2 shifts working possibly 10-hour shifts.

The prior conditional use that was granted had an MSPS sheet to make sure we would know about what chemicals are being used and what the fire requirements will be. The plant would have to pass periodic inspections. OSHA would have the right to access, as would the Fire Marshall.

Jeff Smith moved that the Board of Supervisors start the process to approve the Conditional Use application. Dave Colajezzi seconded the motion. All were in favor, the motion carried unanimously.

Approval of Minutes

Joe Stoyack noticed that there was a duplicate sentence regarding the number of citizens in attendance. They will be approved when corrected.

Other Business

Jeff Smith was not able to determine what the EAC's proposed plastic bag ban would mean for local businesses. He is working on a litter pickup for Graphite Mine Road and will work on a plastic ordinance.

There is an Active Transportation Plan public workshop coming up at Pickering Valley Elementary School. Joe suggested that someone from that meeting could give the Planning Commission an overview.

Dave Colajezzi suggested that the Commission take a break from 6:00 Workshops in the summer.

Also discussed were the warehouse additions that will be built in Uwchlan Township. Steve Fean said that was not the Planning Commission's responsibility. There was a suggestion that standards be put into place quickly so that does not happen in Upper Uwchlan Township.

Adjournment

Joe Stoyack moved to adjourn the meeting at 7:46 p.m. Jim Dewees seconded. All in favor.

Respectfully submitted,

Sandy Diffendal