



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA

November 9, 2023
6:00 p.m. Workshop
7:00 p.m. Meeting

LOCATION

Upper Uwchlan Township Building, 140 Pottstown Pike, Chester Springs PA 19425

- I. 6:00 Workshop: Ordinance Review and Discussion
Residential Zoning District Uses;
SALDO Sections 162-55 and 162-57 re: landscaping, buffers, screening
Affordable housing discussion
- II. 7:00 PM Meeting Call To Order
- III. Meeting Updates ~ Reports
 - A. Environmental Advisory Council (EAC)
 - B. Historical Commission (HC)
 - C. Active Transportation Plan (ATP)
 - D. Village Concept Plan / Village Design Guidelines (VCP / VDG)
 - E. Comprehensive Plan Update (CompPlan)
- IV. Approval of Minutes: October 12, 2023 Meeting minutes
- V. Ordinance Review and Discussion continued from 6:00 p.m. Workshop, if applicable
- VI. Next Meeting Date: December 14, 2023 7:00 p.m.
- VII. Open Session
- VIII. Adjournment

Category	R-1 Zoning District
Purpose	to support the preservation of critical natural resources, such as streams, floodplains, wet soils, variable groundwater yield areas, and conditionally suitable for on-lot sewage disposal systems; to encourage continued agricultural, open space and conservation uses; to provide for continued low density residential development that is compatible with established use patterns; and to encourage and promote phased development throughout the Township by permitting low density residential uses in the R-1 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium and high density residential uses. The R-1 District establishes maximum density standards which provide for low density residential uses and promote the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems, and the control of soil erosion and flooding.
By-Right	A. Single-family detached dwelling and group home. B. Agriculture
Conditional Use	(1) Nursery, excluding retail sales and landscaping business, provided that they are situated no less than 100 feet from an adjoining property line or public right-of-way. (2) Educational or religious use. (3) Recreation uses, provided that no commercial activity or use such as amusement park, driving ranges, pitch and putt or miniature golf course, or similar use customarily carried on as a business, shall be permitted (see § 200-68). (4) Bed-and-breakfast [see § 200-62B(5)]. (5) (Reserved) (6) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	(1) Customary residential accessory uses. (2) Customary agricultural accessory uses. (3) Private swimming pools
Special Exception	(1) Municipal or public uses; governmental or public utility building or uses. (2) Cemetery. (3) Kennels. (4) Home occupations
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	R-2 Zoning District
Purpose	to provide for low to moderate density residential development in areas of the Township which are not generally characterized by steep slopes or floodplains, but which nevertheless contain soils conditional for on-lot sewage disposal systems and variable groundwater yields; to encourage continued agricultural, open space and conservation uses in the R-2 District while also permitting low to moderate density residential development compatible with established use patterns; and to encourage and promote phased development throughout the Township by permitting low to moderate density residential uses in the R-2 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium and high density residential uses. The R-2 District establishes maximum density standards which provide the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems, and the control of soil erosion and flooding.
By-Right	Any use permitted by right in the R-1 District.
Conditional Use	(1) Educational or religious use. (2) Cemetery. (3) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	None
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	R-3 Zoning District
Purpose	to encourage medium to high density residential development which is compatible with established use patterns; located in areas of the Township which contain environmental features generally suitable for such development; and accessible to transportation systems and community facilities appropriate for such development. The R-3 District is designed: (1) To provide a transition between areas of low and high density residential; and (2) To supply additional flexibility and opportunity for accommodating multifamily units at a lower density than permitted in other zoning districts of the Township.
By-Right	In addition to those uses permitted by right in the R-1 District, the following uses shall be permitted: (1) Single-family semidetached dwelling (twin). (2) Two-family detached dwelling (duplex).
Conditional Use	(1) Multifamily dwellings. (2) Mobile home park. (3) Nursing or convalescent home (see § 200-66). (4) Cemetery. (5) Municipal or public uses; governmental or public utility building or use. (6) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	None
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	R-4 Zoning District
Purpose	to provide the opportunity for high density residential development to occur in areas which are compatible with established use patterns; located in areas of the Township which contain environmental features generally suitable for such development; and accessible to transportation systems and community facilities appropriate for such development. The R-4 District is designed to provide the opportunity for accommodating multifamily units at a density consistent with the character of the Township.
By-Right	Any use permitted by right in the R-3 District.
Conditional Use	(1) Multifamily dwellings. (2) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Chapter 162: Subdivision and Land Development

§ 162-55: Natural and historic features conservation.

<https://ecode360.com/8341442>

Chapter 162: Subdivision and Land Development

§ 162-57: Landscape design, installation and maintenance standards.

<https://ecode360.com/8341530>



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 12, 2023
7:00 p.m. Meeting
Minutes
Draft

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

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, Jim Dewees, Stephen Fean, Ravi Mayreddy, Jeff Smith
MaryLou Lowrie, P.E., Gilmore & Associates
Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Vikas Harjani

Sally Winterton called the meeting to order at 7:00 p.m. There were 3 citizens in attendance.

164 Byers Road / QBD Ventures Preliminary-Final Land Development Plan

Dave Gibbons, P.E., Howell Engineering, attended on behalf of the property owner, Peter Rodgers of QBD Ventures, who lives out of state and couldn't be present. Mr. Gibbons called attention to a September 29, 2023 letter from Mr. Rodgers which provided background on the project and responded to the Commission's concerns expressed last month. Mr. Rodgers requested a recommendation for Final Plan Approval.

Mr. Gibbons described the proposed Plan - a 2,200 SF office building, 2-story, with 22 parking spaces provided behind the building, a 2-way driveway to serve the 2 neighbors to the rear of the property, and stormwater management facilities. Public water and sewer are now available. This is the same exact plan and waiver requests that were submitted in 2021. The Plan had been approved in 2010 but the approval has expired. They've had to work with PennDOT regarding the location of the driveway, trying to align with Vantage Point's entrance across Byers Road.

The Landscape Planner provided a September 28, 2023 letter explaining the waiver request for a reduced number of trees, proposing 13 trees instead of 47. The larger number of trees would choke each other out and would interfere with stormwater management. They propose planting an increased number of shrubs, 145 instead of 81, and 169 evergreen groundcover shrubs. Peter Rodgers' letter addressed the architectural elevation concern, stating the architecture will be addressed at the time of building permit submission, when a tenant or office use will be known. There is currently no tenant or buyer.

Discussion included:

1. The property is within the C-1 Village Commercial District;
2. Include a condition that at building permit application submission, the elevation has to be reviewed by the Planning Commission and Historical Commission;
3. Comply with Code Section 200.36.(B)(1);
4. Was an historic impact study done – is the property within 250' of an historic resource?
5. Mr. Rodgers' comment that it was inappropriate to tell him to look at the Village Design Guidelines was not appreciated;
6. The consultants would've commented if an historic impact study was needed;
7. The architecture typically gets finalized when a buyer is ready to build;

8. The motion recommending Final Approval should include granting all the waivers and a recommendation that at finalization of the building architecture, the Owner/Builder's plan be reviewed with the Historical Commission and Planning Commission;

Jeff Smith moved to recommend Approval with the condition that all comments in Gilmore September 11, 2023 letter are addressed, granting all of the waivers, and when the building permit application is submitted, the building department should provide the rendering to the Historical Commission for their review and comment. Mr. Smith amended his motion to the following:

Jeff Smith moved to recommend Final Approval based on Gilmore's September 11, 2023 letter, with all waivers granted, and conditioned on the Historical Commission being part of the architectural design discussion during time of building permit approval. Dave Gibbons added that the Builder will work with the Historical Commission to achieve a compatible design with the adjacent Village. Jim Dewees seconded. Resident Gerry Stein commented that the Commission assumes an historic impact study was done and asked the Commission to find out before voting. The vote was taken and the motion carried with six (6) in favor and one (1) opposed (Winterton).

Meeting Updates

Environmental Advisory Council (EAC). Jeff Smith reported an e-waste and shredding event is this Saturday, October 14; Jeff will have scheduling conflicts on Tuesdays for a while so perhaps someone else should be appointed as liaison to the EAC.

Historical Commission (HC). David Colajezzi was absent. Resident Gerry Stein noted the HC is working on the comprehensive plan update, drafted a Historic Resource Preservation Plan (HRPP), is working on the Village Concept Plan and Village Design Guidelines. Joe Stoyack asked how the hike around the Milford Mills ruins came about. Gerry advised he reached out to Marsh Creek State Park about the ruins and one of the rangers with an interest in Milford Mills periodically conducts walks of the ruins.

Active Transportation Plan (ATP). Stephen Fean reported that he hasn't been able to attend the meetings. Sally Winterton advised a public meeting was held recently to present the draft Plan for walking and biking in the township. It will improve connections and crossings that are prioritized by the committee. Most likely there won't be any more meetings for the ATP.

Sally Winterton would like to add to the list:

D. Village Concept Plan / Village Design Guidelines (VCP/VDG). These groups have been meeting throughout the year and are close to completion. Joe Stoyack noted that in the current Village Concept Plan, there was a recommendation for a service road along the turnpike from Route 100 to Park Road, but it's thought that would congest traffic more and the group will need to take it out as it doesn't make sense; there are many recommendations that are good and need to be finalized.

E. Comprehensive Plan Update (CompPlan). A meeting is scheduled for October 24 to discuss the HRPP, which will be its own Chapter; Joe Stoyack noted a traffic study and an updated Open Space and Environmental Resource Plan will be included.

Approval of Minutes

Jim Dewees moved, seconded by Jeff Smith, to approve as presented the minutes of the September 14, 2023 Planning Commission Meeting. The motion carried with six (6) in favor and one (1) abstention (Fean).

Sally Winterton announced the next scheduled meeting is November 9, 2023 and we'll resume holding the 6:00 Workshop for ordinance review.

Open Session

Sally Winterton noted she attended the Joint Boards & Commissions Workshop this past Tuesday. Chairs from each group provide updates. Byron Nickerson, Chair of the Emergency Management Planning Commission asked Sally to pass along his appreciation to the Planning Commission for the work on the CompPlan., and for emergency services, there was a lot of education happening during the recent fugitive hunt.

Sally Winterton had advised Tony Scheivert that the PC would be resuming ordinance review and will discuss affordable housing. Tony is going to talk with Kristin Camp, Township Solicitor regarding ordinances on the subject. Brief discussion included: affordable housing is a topic of conversation across the County. There's public transportation available in Eagleview and apartments in Uwchlan/Eagleview. The market drives the 'affordability', unless it's government subsidized; affordability isn't a zoning issue – existing housing can be turned into affordability if it's subsidized; there's a huge economic impact on the township and schools to provide services.

The Planning Commission would like to invite Neal Fisher of Hankin Group to the November 9 Workshop to discuss affordable housing. Gwen Jonik will contact Mr. Fisher.

Joe Stoyack commented that the Lionville Station Road property sale didn't go through. The developer who presented a sketch plan for a large warehouse backed out.

Gerry Stein asked for confirmation of whether an historic resource impact statement had been submitted for 164 Byers Road. Gwen Jonik will research the matter.

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn the meeting at 8:19 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary