



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
December 14, 2023
6:00 p.m. Workshop, 7:00 p.m. Meeting
Minutes
Approved

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

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi (meeting), Jim Dewees, Vikas Harjani

Anthony Campbell, Zoning Officer (workshop)
Mary Lou Lowrie, Gilmore & Associates
Gwen Jonik, Planning Commission Secretary

Absent: Stephen Fean, Jeff Smith, Ravi Mayreddy

Sally Winterton called the workshop to order at 6:05 p.m.

Residential zoning district uses and in-law quarters as an accessory use were the topics of discussion. Anthony Campbell advised that we'd like to provide a way for folks to live independently without making the residents go to the Zoning Hearing Board for a variance. A draft ordinance amendment to allow in-law quarters as an accessory use, whether attached or detached, was circulated. Planning Commission members asked if stormwater management measures or historic resource impact statements would be required. The historic resource impact statement is only required during land development, not for a building permit. There are regulations in place regarding the amount of impervious surface and the lot coverage that is calculated during review of a building permit application.

Utilities for a detached unit could draw from the principal building or the particular utility would determine if a new service line or meter is necessary. Discussion included what happens if the family member is no longer living there – how is it monitored so it doesn't become a rental? Anthony advised that if it's turned into an AirBnB, that's considered a hotel, which isn't permitted in residential districts. We'd only know if a complaint is made, and they'd be in violation. Some members weren't concerned with in-law quarters becoming an apartment rental – it could help the owner recover the costs to build it.

Joe Stoyack referred to East Nantmeal Township's ordinance on this topic. There's a description of the purpose and it defines family members, caregivers, etc. He suggested it be read, as well as West Vincent Township's. He'll cite the sections and email them to Gwen Jonik for distribution to the Commission.

Joe Stoyack also noted that the Comprehensive Plan (CompPlan) survey results did not favor in-law suites/granny flats. Anthony Campbell also mentioned that in-law suites could be allowed through conditional use but again, it's another process and expense to the family.

The next step is to review the other townships' ordinances, pick out what we like from them, take out what we don't from today's draft and merge them.

The current R1 through R4 uses are good. The accessory dwelling units could be added to R1 and R2 zoning districts as a by-right use, allowed through conditional use approval in R3, and not allowed in R4.

The Workshop was adjourned at 6:50 p.m.

7:00 p.m. Planning Commission Meeting

Attendees: as noted above.

Sally Winterton called the meeting to order at 7:01 p.m. There were 5 citizens in attendance.

Sally Winterton announced we'd move to the second land development item as there was no representative in attendance at this time for the Turnpike/Wertz Property Subdivision Plan.

770 Pennsylvania Drive Conditional Use Application

Neal Fisher, Hankin Group, Jason Keiser, Vice President of Operations – Early Bird Medical, Inc., Alyson Zarro, Esq. - Riley Riper Hollin & Colagreco, and Sam Sherrill, Hankin Group attended. Neal Fisher presented the Application, requesting approval to manufacture a medical device in 20,000 square feet in an existing building in Eagleview Corporate Center. A new business, KoKo Medical would like to assemble, package and ship a cervix closure device; no chemicals are involved, the remainder of the building is already occupied by office and storage facilities, there will be @ 35 employees. The Zoning Officer and consultants reviewed the Application and had no significant concerns. The building was the first built in Eagleview and the impervious surface information needs to be updated on the plan - the existing impervious has become non-conforming; there is no outdoor storage; no additional signage is proposed; trip generation will be similar to what's there today; public sewer is through Uwchlan Township but the existing layout should be shown on the Plan. There will be one shift, Monday – Friday.

Jim Dewees moved, seconded by David Colajezzi, to recommend the Board of Supervisors hold a Hearing and approve the Use. The motion carried unanimously.

241 Park Road ~ Daycare ~ Conditional Use and Land Development Plan

Vic Kelly, Commonwealth Engineers, presented an Application on behalf of Scott Risbon, the Managing Partner, for a daycare facility on the corner of Park Road and Ticonderoga Boulevard, in the C1 Village Commercial District. A daycare requires conditional use approval in the C1 District. The property is currently a vacant house on 2 parcels. The Plan proposes consolidation of the 2 parcels, demolition of the existing single-family dwelling and outbuildings, construction of a 6,000 SF footprint, 2-story daycare facility with a play area, 39 parking spaces. Mr. Kelly distributed architectural elevations for the Ducklings Daycare, of which there are 10-12 in Chester County. The exterior will be board & batten and clapboard. They'll meet all the State's requirements for a daycare, square footage/child, play area size, etc. The property has public sewer and water; stormwater will need to be subsurface; they'll need to request waivers from the setback requirements.

Sally Winterton asked if they had looked at the Township's Village Design Guidelines and if they had not, she suggested they do so. Joe Stoyack called attention to the requirements for an historic resource impact statement if the building will be within 250' of the Windsor Baptist Church building or the parsonage, and work with the Historical Commission on the architecture. Scott Risbon was in attendance and they will look at the Village Design Guidelines.

Jim Dewees moved, seconded by Joe Stoyack, to accept the Plans for review by the consultants. The motion carried unanimously.

Turnpike / Wertz Property Subdivision Plan

David Ardini, Survey Project Manager – Navarro & Wright, representing the Turnpike, attended to introduce a minor subdivision plan for the 29-acre property along Little Conestoga Road, bounded by Milford Road and the Turnpike. The 3-lot subdivision would include 1 lot for the farmhouse and barn, 1 lot next to the Sunoco pipeline substation, and 1 lot for the Turnpike widening project. The Turnpike isn't proposing any land development with the subdivision; the plan is to sell the 2 lots they don't need for their widening project.

Lot A is the farmhouse, barn, 12 acres, some wetlands; the Township is looking for someone to preserve the farmhouse as it's on the Township's historic resource inventory.

Lot B is next to the gas company, 6 acres, the pipeline goes through it, basically undevelopable. Lot R is the lot along the Turnpike and will be retained by the Turnpike for their project.

Chad Adams moved, seconded by Joe Stoyack, to accept the Plan for consultants' review. The motion carried unanimously.

Meeting Updates / Reports

Environmental Advisory Council (EAC) – no one in attendance to provide a report.

Historical Commission (HC) – David Colajezzi reported the HC discussed historic resource impact statements and helping to educate subdivision/land development Applicants about the process; continued work on updating the Township's historic resource inventory.

Active Transportation Plan (ATP) - Sally Winterton advised the draft final plan is coming soon, and the Township is in active conversations with PennDOT regarding swapping ownership of Route 100 and Graphite Mine Road. A traffic study was done on Graphite Mine Road; we're awaiting the results.

Village Design Guidelines (VDG) – Sally Winterton reported a meeting was held mid-November and we await the final draft.

Comprehensive Plan Update (CompPlan) – Sally Winterton reported a meeting was held late November and a final draft is due for the next meeting February 28, 2024. Joe Stoyack noted that final drafts of these Plan will be posted on the website for public input.

Approval of Minutes

Jim Dewees moved, seconded by David Colajezzi, to approve as presented the minutes of the Planning Commission's November 9, 2023 meeting. The motion carried unanimously.

Next Meeting

The next meeting is scheduled for January 11, 2024, most likely a 6:00 p.m. workshop to work on ordinance review, followed by a 7:00 p.m. meeting, including the annual reorganization.

Open Session

Joe Stoyack asked what should be done with the CompPlan survey results, especially if the results conflict with what the Board of Supervisors or Staff want or hear the community wants. It was considered a successful survey as far as the number of responses received. Joe will continue to analyze the comments that were offered.

A citizen commented that she thinks there might be space left in the township for affordable housing, multi-family dwellings, and if we want to attract businesses, we need to have affordable housing. Joe Stoyack commented that might work in Eagleview Corporate Center, a mix of housing, offices, labs, warehousing, near public transportation, recreation, shopping. It's not allowed in the PI Planned Industrial District at this time, though, so a variance or ordinance amendment would be needed.

Chad Adams made comment on the Heather Hill stormwater basin retrofit project starting in November, the grass won't grow at this time.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn the meeting at 8:11 p.m. All were in favor.

Sally Winterton thanked the Commission members for all their work throughout the year and wished everyone a Happy New Year.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary