



UPPER UWCHLAN TOWNSHIP

Planning Commission

July 11, 2024

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; Chad Adams, Jim Dewees, Steve Fean (Meeting), Jeff Smith, Jessica Wilhide, Taylor Young

Olivia Falcone, Brandywine Conservancy – Workshop, Meeting

Rob Daniels, Brandywine Conservancy – Workshop, Meeting

Mary Lou Lowrie, Gilmore & Associates – Meeting

Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Joe Stoyack

Sally Winterton called the Workshop to order at 6:00 p.m.

Village Concept Plan (VCP)

Rob Daniels, Manager of Community Services, and Olivia Falcone presented the June 2024 draft of the Village Concept Plan (VCP), an update of the 2010 Village Concept Plan, which the VCP committee has been working on for over a year and a half. The VCP is a document to guide development within the Villages of Eagle and Byers Station and the surrounding landscape – the Village Planning Area – to preserve historic village areas. The Village Planning Area includes, generally speaking, the Villages of Eagle and Byers Station, Eagle Industrial Park, Route 100 from the Turnpike overpass and north through the Shoppes at Eagle, and Eaglepointe Industrial Park. The VCP will become a section of the Comprehensive Plan. The VCP committee approved this draft to be reviewed by the Planning Commission, and following the Planning Commission's recommendation of approval, it will go before the Board of Supervisors for approval/adooption.

The commission members reviewed the document and like that it includes goals and recommendations, both regulatory and non-regulatory, and implementation strategies.

The Village Concept Plan will include the approved Village Design Guidelines (VDG), recently updated and which the Planning Commission has recommended for approval to the Board of Supervisors. The Board will give that consideration at their August meeting.

Sally Winterton announced that the Comprehensive Plan (CompPlan) committee is scheduled to meet July 17 to review a formatted draft. Once a final draft has been approved by the committee, it needs approval by the Planning Commission, followed by a public comment period – residents via the website, adjacent municipalities, the school district – followed by a Board of Supervisors "hearing" for approval. It is possible for the updated CompPlan to be adopted by the end of the year.

Landscaping / Screening ordinance review

Gwen Jonik had requested the County Planning Commission review our landscaping/screening and tree replacement regulations, specifically the number of plantings required and the suggested species of plantings. Our ordinance is dated, waivers are frequently requested from providing the required number of plantings, Township Planning Commission members are concerned with plantings interfering with sight distance at entrances/exits. Some sight distance issues stem from the fact that the landscaping is not being maintained and overgrowth occurs. As suggested by the

County Planning Commission, we will work with a landscape architect or professional Planner for assistance in amending the ordinance.

Sally adjourned the Workshop at 6:45 p.m.

7:00 p.m. Meeting

Sally Winterton called the Meeting to order at 7:00 p.m. A quorum was present. Two citizens were present. She revised the order of the agenda, moving the Village Concept Plan discussion before the 241 Park Road revised land development plan topic. Jeff Smith moved, seconded by Jim Dewees, to change the order of the agenda. The motion carried unanimously.

Village Concept Plan

Rob Daniels and Olivia Falcone, Brandywine Conservancy, were present to answer questions regarding the June 19, 2024 draft Village Concept Plan. Sally Winterton advised that the Commission reviewed the draft at their Workshop this evening. Commission members had no questions or concerns.

Resident Steve Egnaczyk commented that he respected the time and effort put into drafting the document but he didn't get a clear idea of what can be done in the near future to implement the recommendations, list a couple priorities with goals.

Resident Gerry Stein and Sally Winterton explained that this draft has been 18 months in development, a Supervisor has participated in the meetings, along with representatives from each Township board/commission, and the draft reflects thoughts that have been shared by the attendees.

Sally Winterton and Rob Daniels explained that the Village Concept Plan will be a Chapter in the Comprehensive Plan, which sets goals, priorities, and implementation strategies for boards / commissions to accomplish over the next 10 years. Once the final draft of the Comprehensive Plan has been presented to the Board of Supervisors, there will be a period for public comment.

Jeff Smith moved, seconded by Jessica Wilhide, to move the Village Concept Plan forward to the Board of Supervisors and recommend approval / adoption of the June 19, 2024 draft Village Concept Plan. The motion carried unanimously.

Jeff Smith commented that if anyone has comments on the recommendations in the Village Concept Plan, email those to Gwen Jonik to bring to the July 17 Comprehensive Plan meeting.

241 Park Road – Planebrook Partners – Ducklings Daycare ~ Revised Land Development Plans

Vic Kelly, Engineer and Scott Risbon, Applicant, were present to discuss the Preliminary/Final Land Development Plans last revised May 28, 2024. Mr. Kelly explained they tried to modify the Plan and architecture according to the Board's Conditional Use Approval Decision. They added gables on both ends of the building, the exterior is board and batten, they will comply with most of the comments in the July 3, 2024 consultants' review letter. A landscape architect is working with Gilmore & Associates' landscape architect on the plantings. The ordinance requirements are extensive but they're working through it. They are also working with Bowman (formerly McMahon Associates) on the ADA ramps, and they're in fairly good shape.

Discussion included:

1. Conditional Use Decision included providing a structural wall along Ticonderoga Boulevard and adding bollards before the playground. These weren't evident on the plan. Mr. Kelly advised they will put bollards at the end of the parking area at the playground; a 3'-4' natural boulder wall will be built along Ticonderoga Boulevard - fieldstone-type boulders, stacked boulders. Mr. Risbon's company builds this type of wall.

2. A waiver is requested to consider the Plan a Preliminary and Final Plan submission.
3. A waiver from providing an Historical Resource Impact Statement is requested. The Historical Commission has acknowledged the existing house doesn't have value and can be demolished. Gerry Stein, Historical Commission member, confirmed that statement true.
4. Regarding the exterior and breaking up the long building/roofline, a colored rendering was sent. The gables are not flush, they stick out 4-6", are decorative and break up the roofline. They don't want to build full bump outs because it creates "blind" corners inside which are unsafe with the children. The gabled end faces Ticonderoga Boulevard; on the colored rendering, Elevation 2 faces Park Road. Several Commission members did not favor the architecture; the 6" gable bump out is too minimal.
5. The color of the privacy fencing is a natural 'sand' color.
6. Four landscaping-related waivers were requested: reduced size of replacement trees, reduced number of interior parking area shade trees, and reduced number of trees based on the square footage of the building area and on the linear feet of road frontage. Smaller trees have a better survival rate. Commission members were okay with these requests.
7. The Applicant has worked with Bowman regarding sight distance and keeping plantings out of the sight lines.
8. A waiver was requested to allow a stormwater basin within the front yard setback of Ticonderoga Blvd. It is designed for the 100-year storm.
9. Several Commission members do not approve of the architectural elevations and do not want to grant the waiver for preliminary and final plan approval. They'd like to see more articulation and offsets of 12"-18" here and there. Mr. Kelly wasn't sure about increasing the gables. The Planning Commission should make a recommendation for the Board of Supervisors to decide. Perhaps they can increase the offset on the Park Road façade but on the back side, that may interfere with sidewalks and landscaping.
10. The Applicant hopes to build by June 2025 so they can open for school year 2025-2026.
11. Recommend only preliminary plan approval, not final. Adjust architecture before final approval.

Taylor Young moved to recommend approval of all waivers except for preliminary/final plan approval, the Applicant is to present a different elevation to the Board of Supervisors for the side facing Park Road. Jeff Smith seconded. Discussion included desired clarification for the elevations and to recommend only preliminary plan approval. Mr. Kelly commented that they presented a plan that they thought answered the Board of Supervisors' concerns. The vote was TIED at 3 in favor (Young, Smith, Dewees), 3 opposed (Fean, Adams, Wilhide) and 1 abstention (Winterton).

After further discussion regarding the requested waiver for preliminary and final plan submission, Jeff Smith moved, seconded by Taylor Young, to recommend to the Board of Supervisors granting all waivers EXCEPT the waiver for Preliminary and Final Plan approval, and to only approve Preliminary Plan approval and that revised elevations be provided for review at the next Planning Commission meeting. Gerry Stein asked if the Historical Commission could see the revised elevations.

Jeff Smith amended his Motion to include that the Applicant provide new elevations to the Historical Commission as well.

Jeff Smith moved to recommend the Board of Supervisors grant only Preliminary Plan approval, grant the following waivers, and that the Applicant revise the architectural elevations for Historical Commission and Planning Commission review.

1. 162-9.H.(1)(b) and 162-9.H.(5) from providing an Historic Resource Impact Statement.
2. 162-55.B.(7) from providing replacement trees.
3. 162-57.C.(7) from providing 8 shade trees in parking areas, proposing 4.
4. 162-57.D.(1) from providing 12 deciduous trees and 6 evergreen trees, proposing 48 shrubs.

5. 162-57.D.(1) partial waiver by reducing the plantings by 3 evergreen trees and 2 shrubs.
6. 152-306.J.(3) to allow stormwater basin 2 to be located within the front yard setback on Ticonderoga Boulevard.

Taylor Young seconded the amendment and the motion carried unanimously.

Meeting Updates

Environmental Advisory Council (EAC). There was no update.

Historical Commission (HC). Gerry Stein reported significant time was spent at their last meeting reviewing the Ducklings Daycare architectural elevations. They'd like the Applicant to explain how their rendering fits with traditional village architecture or is a contemporary expression of such. It basically looks like a box and is in excess of 60' length. What would it take to make it look nicer -- a few bump outs here and there to give it a little character. They'd like the architect to attend one of their meetings. Gerry thanked all for the success of the Walking Tour held at Upland Farm Park June 27.

Village Concept Plan / Village Design Guidelines (VCP/VDG). Sally Winterton reported the Plans are coming down the home stretch. The VDG has been moved forwarded to the Board of Supervisors for approval, and tonight they voted to move the VCP to the Board.

Comprehensive Plan (CompPlan). Sally reported a formatted draft will be presented to the committee next week.

Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees, to approve as presented the minutes of the June 13, 2024 Planning Commission meeting. The motion carried with 6 in favor and 1 abstention (Fean).

Sally Winterton announced the next meeting date is August 8, 2024. Gwen Jonik will not be in attendance.

Open Session

Steve Egnaczyk thanked the Commission for recommending the delay of final approval for the 241 Park Road project, commenting that they need to follow the guidelines.

Jeff Smith asked if Dunkin Donuts was moving across the parking lot to the former Conestoga Bank building with the drive through. That is the case.

Gerry Stein commented that in Uwchlan Township, there have been 3 offers for the Lionville Station Farm property, but no action has been taken. The Farm is just outside Upper Uwchlan Township and the use of the property could greatly impact Upper Uwchlan residents and traffic.

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 8:23 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary