



UPPER UWCHLAN TOWNSHIP

Planning Commission

August 8, 2024

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, Jim Dewees, Jeff Smith, Jessica Wilhide

Mary Lou Lowrie, Gilmore & Associates

Sandy Diffendal, Township Staff

Absent: David Colajezzi, Steve Fean, Taylor Young

Cameron P. Wolfson – Riley Riper Hollin & Colagreco, Attorney at Law

Jacob Tackett – T&M Associates Civil Engineer

Sally Winterton called the Meeting to order at 7:01 p.m.

480 Pottstown Pike

This property owned by Senn Trust contains a landscaping business. It is now 2 parcels, one elongated and one small piece at the western end of the property.

Cameron Wolfson explained that there is a Subdivision application entered by Carl A. Senn and Eric K. Senn to subdivide this piece of land, approximately 10.07 acres. The small end of the property will be included into one part of the subdivision, and there will be 2 parcels. He stressed that this is only a Subdivision Application, NOT a Land Development Application. Right now, there are no Land Development plans. They want to make the shape of the property less awkward. Applicant wants the property marketable.

Sally Winterton expressed that the Planning Commission suggested to investigate the possibility of a right-of-way so traffic can move onto Fellowship Road, not Route 100. Mr. Wolfson stated that there are no roads now, and no proposed Right-of-Way planned.

It was stated that Rockhill Real Estate Enterprise has an agreement of sale now and wants to increase the frontage.

Jim Dewees stated that the two parcels will have one ownership, and it may be easier to require future use access to Fellowship Road.

Mr. Wolfson again stated that this is a Subdivision Application, NOT a Land Development Application. He does not know anything about what may be developed there.

It was proposed that whomever purchases the property will work with the Township. Upper Uwchlan Township does not own that property now, so they can make no plans. There could possibly have restrictions when it comes to Land Development.

Jim Dewees mentioned that as a Planning Board, we are looking to have input on long range things. We want options so that when an issue comes up, we will be prepared.

Sally suggested to make a motion to review and ask consultants to weigh in on the application and give their advice. Jeff Smith moved to accept the application for review with consultants and look into future easements for Fellowship Road. Joe Stoyack seconded. The Commission accepted the application. All Planning Commission members present voted 'aye'. The motion carried.

The next discussion was regarding 241 Park Road – Ducklings Daycare – review revised architectural elevations. The applicant would like the Planning Commission to recommend their changes to the Board of Supervisors.

Bob Wise sent a report regarding these changes. He said in his report that the property is in the township's C-1 Village District, and thus its design is subject to the design standards (200-36). These standards seek to protect the historic character of Byers Station and Eagle Village. The proposed design does not appear to meet the C-1 design standards. Mr. Wise made suggestions as to make this project more consistent with the C-1 design. He recommended they change the roof pitch, siding, gables, façade siding, wall cladding, window pattern, signage, sign location, porch columns, and landscaping. There are more included in his report.

The Historic Commission approved all of Bob Wise's plan review and recommended the Planning Commission advise the Board of Supervisors to accept it as well. They stated that the applicant be required to make the design changes listed in the Report to ensure that the daycare center building complies with the requirements of Township Code 200-36B and is an appropriate building for the C-1 Village District.

The applicant is asking for final approval, but they were not in attendance. The applicant must meet all of the design standards, or they must request a waiver.

Jeff Smith moved to require the applicant to comply with Bob Wise's report. Jessica Wilhide seconded. All said "aye". The motion carried.

Meeting Updates

Environmental Advisory Council (EAC) No Update

Historical Commission (HC). The recommendations of the HC for 241 Park Road were reviewed.

Comprehensive Plan (CompPlan). Upcoming meeting with Chris Williams; Chris will put traffic information in the CompPlan for the September 12 Planning Commission meeting, then set up a public meeting for input.

Approval of Minutes

Jeff Smith moved, seconded by Jessica Wilhide, to approve as presented the minutes of the July 11, 2024 Planning Commission Meeting. All said “aye”. The motion carried.

Next Meeting Date: September 12, 2024 7:00 p.m.

Open Session

A resident at the meeting stated that there are standing wetlands in the 480 Pottstown Pike property. The Army Corp of Engineers are able to state if they are ‘official wetlands’. All feel that we need to be proactive with the property.

It was stated that there is a buyer for Lionville Station Farm who does not seem to be a local developer.

Adjournment

Jim Dewees moved, seconded by Jessica Wilhide, to adjourn at 7:48 p.m. All were in favor.

Respectfully Submitted,

Sandy Diffendal