



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 11, 2021
7:00 p.m.
Minutes
Approved

LOCATION: This was a virtual meeting, held via Zoom audio/video conferencing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

In attendance:

Members: Sally Winterton, Jim Dewees, Chad Adams, Jim Shrimp,
Joe Stoyack, Jeff Smith, and Stephen Fean

Aaron Stoyack, Historical Commission Liaison
Josh Hagadorn – Gilmore & Associates
Gwen Jonik – Township Secretary

Vice-Chair Sally Winterton called the meeting to order at 7:03 p.m. A quorum was present. Four citizens were in attendance.

164 Byers Road Preliminary / Final Land Development Plan

Plans dated December 21, 2020; Gilmore review letter dated March 8, 2021

Pete Rodgers, property owner, attended the meeting. This project received Final Approval in 2010 but the Approval has expired. This submission was to refresh the Approval. Mr. Rodgers thinks the property would be a good location for a professional services tenant, to perhaps complement the senior living facility across Byers Road. Jeff Smith summarized the consultants' review letter -- there are quite a few waivers being requested because the Lot can't be developed in compliance with current ordinances. Gilmore reviewed what was approved during the 2010 Final Approval for this project and doesn't fully support some of those recommendations at this time. Commission members would like more input from Gilmore and requests the Historical Commission review the architectural renderings. The Applicant's Engineer will respond to the consultants' comments.

No action was taken this evening. An extension will be requested if we approach the MPC review clock.

Dewees Minor Subdivision Plan

Jim Dewees is seeking recommendation of approval for a Minor Subdivision Plan, dividing 1 existing Lot at 363 Byers Road into 2 Lots – one Lot containing the existing house and one containing 10 acres for agricultural use. They will comply with all comments in Gilmore's review letter. The Commission members had no further questions.

Jim Shrimp moved to recommend the Board of Supervisors grant approval of this Minor Subdivision Plan. Joe Stoyack seconded with an amendment to also approve the requested waiver. Jim Shrimp accepted the amendment and the Motion carried with six (6) in favor and one (1) abstention (Dewees).

Approval of Minutes

Joe Stoyack moved to approve as presented the February 11, 2021 Planning Commission meeting minutes. Jim Dewees seconded, and the Motion carried unanimously.

Sally Winterton announced next meeting April 8, 2021.

Open Session

Aaron Stoyack is serving as the liaison from the Historical Commission.

Joe Stoyack asked if the Planning Commission should have a liaison to the Historical Commission and volunteered himself. On a second by Jeff Smith, the Motion carried unanimously.

Joe Stoyack suggested the Village Design Guidelines be reviewed and potentially updated. Gwen Jonik will circulate the Design Guidelines from 2011.

The Commission discussed other ordinance and plans that could be reviewed and updated, such as the Village Concept Plan (2010), shared parking without requiring the conditional use process, the Village Traffic Plan (2014).

The Commission would like to begin meeting in person, perhaps in May. It could be a hybrid meeting, also using Zoom for those who do not want to attend in-person. Gwen Jonik advised that following current CDC guidelines, the Schoolhouse can accommodate 15 attendees and she will work out hybrid meeting details with the Township's I.T. firm.

Adjournment

Joe Stoyack moved, seconded by Jeff Smith, to adjourn the meeting at 8:24 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary