



Upper Uwchlan Township
Planning Commission Workshop
August 7, 2008 Minutes

Approved September 11, 2008

In attendance: Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Linda Layer, Glenn Nunemaker, Jim Dewees, Chad Adams, Ken Engle, Gwen Jonik, and Sheila Fleming - Brandywine Conservancy

Bob Schoenberger called the Workshop to order at 7:35 p.m.

Mr. Schoenberger introduced recently appointed Planning Commission member, Linda Layer.

Mr. Schoenberger reported the receipt of a Conditional Use submission and a Preliminary Subdivision submission from The Cutler Group for the Jankowski Tract. These submissions will be reviewed at the August 14, 2008 Meeting.

Mr. Schoenberger reported that Hankin Group submitted Final Land Development Plans for Eagleview Crossing, which will be reviewed at the August 14, 2008 Meeting.

Each Planning Commission member had received a copy of the *Open Space, Recreation, and Environmental Resources Plan* Draft dated July 2008 for their review and comments. The Commission commended Ms. Fleming's efforts toward the preparation of this Plan and advised the exhibits provided in the Plan were of great assistance. Joe Stoyack, who could not be present this evening, provided his comments via email. All Planning Commission members and Ms. Fleming received those comments. The following summarizes this evening's discussions:

Chapter 1

Page 4 – in the Primary Goal for Open Space sentence, remove the words “environmentally sensitive” as preservation of open space - whether environmentally sensitive or not - is the Goal.

Page 4 – Primary Goals for Open Space - add Goal #6 -- Optimize Open Space for Active and Passive Recreation

Page 4 – in the Primary Goal for Recreation sentence, remove the words “health benefits”

Page 4 – Primary Goals for Recreation, Goal # 1, remove the word “appropriate”

Page 5 -- 2nd paragraph regarding retaining cultural and historic character – what are our “cultural” features? Is the plan to protect these features addressed in this document? Our historic culture has been weak in the past – needs commitment from those in authority to maintain and publicize historic resources – we don't want to tell those who own historic buildings what to do (too much government imposition on property owners). Just because something is old doesn't mean it is of value, or can be renovated into something of value. Dorlan Paper Mill? Pursue public funds to purchase, maintain, oversee -- Who would be responsible?

Page 5 – 4th paragraph – reforestation project – is the plan to address this project in this document?

Page 5 – 8th paragraph that begins “Residents and tourists will.....”, replace the word “tourists” with “visitors”.

Page 5 – 9th paragraph – use of the word “others”.....should be defined -- such as the County, the State, or public agencies -- something along those lines.

There should be a glossary of terms or definitions in this document such as “reforestation”, “passive” recreation, active recreation, organized sports, etc. so that any person reading this document will know exactly what is being described.

Chapter 2:

Page 7: “Planning Context” paragraph, 3rd sentence – reads odd regarding the adding of protected acreage. Perhaps “The Township has protected approximately 626 acres of open space since 2000....” conveys the same thought.

Page 7: “Planning Context” paragraph, 5th sentence – Remove the word “organized” sports so that it isn’t limited. *Organized* team sports was not of high priority according to the P&R survey conducted during the writing of this Plan. This Plan should address the results of the survey -- if you don’t play on an organized team, you basically do not have ANY place to play in this Township, unless you have a big back yard.

Page 8: within the last sentence on the page, is Eagle considered one of the “...two historic villages...” as it is not very historic-looking anymore – Just the tavern and a few other buildings.

Page 9: typo at the beginning of 2nd paragraph – add the word “Uwchlan” to Upper Township.

Page 10: under Planning Commission, in the first bullet point, change to read “Preparation and *recommendation* for adoption of a.....” (completed September 2002)

Page 11: Parks and Rec Board, revise the last sentence in that section to read “After 17 years of growth and change in the Township, the Parks and Recreation Board realized the need to update its charter, goals and position statement and began that process in 2008.”

Page 12: An observation.....Table 2-1 regarding Municipal Finances, Real Estate transfer revenue equals \$710,000 and Building/Other Permits equals \$190,600. The Township’s income will decrease in the very near future due to build-out and decreased transfer tax activity, however, it should be somewhat countered by an increase in the Earned Income Tax revenue.

Page 14: An observation....Table 2-4 reports only 4% of the Township’s population as senior citizens (65 and older).

Page 18: Figure 2-1: what is “deed restricted open space”? Homeowners Association-owned lands.

Page 18: Table 2-9 reports only 5% of current land use is commercial and industrial – not much in the way of money-making enterprises; there’s more land use for open space!

Page 20: Summary paragraph, recommend deleting the last 2 sentences entirely.

Chapter 3:

Page 22 – Section speaks of water quality ratings. Question: does someone monitor the rating of the Pickering Creek. Currently rated High Quality, but over the past few years there have been attempts by local groups to upgrade to Exceptional Value. The Planning Commission requested that Representative Schroder’s Office be contacted for a periodic updates. (Contact made August 14, 2008)

Page 26 – within the first paragraph, mention is made of “soils of statewide importance” – what are they and do we have any? Should this section be removed since we don’t have much in the way of agricultural soils remaining?

Page 28: beginning with “Wildlife Biodiversity Corridors” continuing through Page 29 “Scenic Resources”, reason for inclusion? Sheila Fleming replied these sections are incorporated in parallel with the County’s *Linking Landscapes*. By including these sections, potential funding from the County or State toward the preservation of these corridors would be enhanced.

Page 29: “Greenway Corridors”: will it benefit the Township to re-forest, which further restricts open space, rather than let nature slowly take its course? Ms. Fleming advised that the benefits of greenways could be described in a more regional manner.

Page 31: 2nd paragraph – due to very recent events, the Struble Trail information needs to be updated.

Map 3-5 Biotic Resources – a portion of one of the resource corridors goes through a subdivision where there are no woodlands or streams. Sheila Fleming replied that section of the corridor may geographically connect two other sections that do include woodlands and/or streams.

Map 3-7 includes Scenic Resources: what are the criteria of a scenic resource? What is to be done with a scenic outlook or how is it to be protected? This map is in the Township’s Comprehensive Plan, and was revised by the Open Space Task Force. Scenic resources criteria are of a highly subjective nature.

Chapter 4:

Page 34: in the 1st paragraph, the 3rd sentence, is that sentence correct regarding the Clean Water Act?

Page 34: in the State programs section, if PaDEP is updating their program, doesn’t that outdate this section?

Page 36: in the last paragraph regarding agricultural conservation, change the 3rd sentence to “This area is not a County priority for agricultural conservation.”

Page 38: the Recommendation to require PNDI sites be shown on plans is another example of “big government imposing itself on small land owners”. It doesn’t consider separating the little guys from the big developers. Ms. Layer offered that PNDI is usually included when development is over 1 acre to PaDEP and/or the County Conservation District, but isn’t necessarily on the land development plans. The Planning Commission would like to re-visit this topic in a later review.

Page 39: mid-page regarding historic resources listed on the National Register – is Larkins Bridge actually listed, and does it still qualify as it’s been rebuilt?

Page 40 / 41 – The Planning Commission has concerns with most of the Recommendations relating to historic districts, villages and resources listed on both pages, but specifically would like Recommendation # 7 changed by replacing the words “...fully protect...” with “...provide for the better protection of...” and then specify or define the type of historic resource, i.e. Class I, Class II, etc. to be protected.

Chapter 5

Page 43 – 49: The Planning Commission is concerned with recommending the purchase of properties without including plans for funding the purchases or the maintenance of the properties. Perhaps the wording should be changed to “...investigate the purchase of...” or provide a general listing of the types of properties to be investigated, rather than specific parcels.

Page 45 – Parcel “E” is an historic resource because of the breed of cattle raised on the property?

Page 47 – Certified historic districts – retain these ideas?

Page 47 – last paragraph regarding the Open Space Committee – a sub-committee of the Planning Commission to manage land preservation. Would that be new volunteers or members of the Planning Commission? Is this a viable option as there are only @ 10 tracts left to manage. Ms. Fleming suggested the intent is for a volunteer group to assist the Planning Commission with the management of remaining properties and to educate the general public about Open Space resources and protection/conservation.

Map 5-1 – Mr. Schoenberger advised there is an approved subdivision for Parcel E of this map that was never completed.

Mr. Schoenberger advised the Commission that the review of the remainder of this Open Space document would be continued until the Planning Commission’s August 14, 2008 meeting, following any land development business scheduled that evening.

Ken Engle and Glenn Nunemaker advised the group they would not be in attendance August 14, 2008, and Mr. Schoenberger adjourned the meeting at 10:05 p.m.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary