



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
MEETING

July 18, 2022

7:00 p.m.

Approved

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair
Jennifer F. Baxter, Vice-Chair
Andrew P. Durkin, Member

Township Administration

Tony Scheivert, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
Jill Bukata, Township Treasurer
John DeMarco, Chief of Police
Anthony Campbell, Zoning Officer
Steve Poley, Public Works Foreman
Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor
Mark Hagerty, Court Stenographer

The Meeting was held at Pickering Valley Elementary School, 121 Byers Road, Chester Springs PA 19425. Mrs. D'Amico called the meeting to order at 7:03 p.m., explained the outdoor setting (technical difficulty with the scheduling system), led the salute to the flag and offered a moment of silence. No one planned to record the meeting. There were approximately 70 citizens in attendance. Due to the outdoor setting, several agenda items were taken out of order.

Mrs. D'Amico asked Kristin Camp to conduct the Public Hearing regarding the F1, F2 Flexible Development Overlay District ordinance amendment, proposing the elimination of those 2 Overlay Districts. Mark Hagerty recorded the Hearing, and his transcript is the official Record of the Hearing. A brief summary follows:

Ms. Camp advised that very strict guidelines must be followed regarding amendment to zoning ordinances, which is why we needed to meet at the School, as was advertised. Ms. Camp entered the Board's Exhibits into the Record. Twenty-one citizens asked questions or made comments regarding this amendment which would eliminate the two overlay districts that had allowed for greater density of development on residential parcels 10 acres or larger. The Board noted that they've heard from residents over the years concerned with the numerous densely developed properties and the review of subdivision and land development ordinances is also part of our Comprehensive Plan update process.

Mrs. Baxter moved, seconded by Mr. Durkin, to adopt Ordinance #2022-02, eliminating the F1 and F2 Flexible Development Overlay Districts. The motion carried unanimously.

Natural Lands Trust/Shryock Minor Subdivision Lot Line Change Plan.

Kevin McKenna, Esq., the Township's Solicitor for this project provided background and history of this particular application. He read the following Motion:

The Board of Supervisors of Upper Uwchlan Township at their July 18, 2022 meeting hereby grants Minor Subdivision Plan Approval of a Plan titled "Lands N/L Shryock Brothers Inc." prepared by Bursich Associates, Inc. dated September 3, 2020 and last revised March 2, 2021. The following conditions accompany the Approval:

1. The plans shall be revised to comply with Gilmore & Associates Inc. review letter dated April 6, 2022 with the exception contained in paragraph 6 of this Motion.

2. A waiver is hereby granted from SALDO Section 162-9.B(2)(b)[10] requiring site information be provided within 100 feet of the property.
3. A waiver is hereby granted from SALDO Section 162-9.D. to not require a Site Analysis and Impact Plan be provided.
4. A waiver is hereby granted from SALDO Section 162-9.E. to not require a Conservation Plan be provided.
5. A waiver is hereby granted from SALDO Section 162-9.H. to not require a Site Impact Statement be provided.
6. A waiver is hereby granted from SALDO Section 162-28.D. and 162-28.E. to not require providing the 50' Ultimate Right of Way and dedication to the Township.
7. Applicant shall construct an historical marker on the site of the house, working with the Historical Commission for content and design.
8. The Township engineer shall review the final signature plan set for consistency with the approved plan set.
9. Notwithstanding paragraph 5 above, the Natural Lands Trust (DBA Natural Lands) shall cooperate in the Township's procurement of a Historical Structure Report (HSR) of the Dorlan Mills Miller's House and related structures to be paid for by the Township for the purpose of maintaining any historical information about the Dorlan Mills Miller's House and related structures, which will be demolished. Natural Lands shall be permitted to proceed with demolition of these structures no later than sixty (60) days from the date of this Motion.

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the Minor Subdivision Plan with aforementioned nine (9) conditions. Vivian McCardell, Historical Commission Chair, questioned the the demolition condition, as stabilizing the ruins was going to be researched and thought that decision was in the future. Mr. Scheivert advised that Bob Wise/Richard Grubb Associates' report stated the house can't be saved, but the matter could be negotiated with Natural Lands and/or the State Park later. The motion carried unanimously. Jack Stefferud, of Natural Lands, thanked the Board for their patience with the lengthy process for this project.

Approval of Minutes

Mrs. Baxter moved, seconded by Mr. Durkin, to approve as presented the minutes of the June 20, 2022 Board of Supervisors Meeting and the June 22, 2022 Conditional Use Hearing #7 for Toll's 100 Greenridge Road Application. The motion carried unanimously.

Approval of Payments

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the payments to all vendors as listed July 15, 2022. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the Township's finances remain strong, year-to-date revenues are at 64.5% off the budget and year-to-date expenses are at 40.8% of the budget.

Supervisor's Report

Police Liaison Report. Mrs. D'Amico met with Lt. Tom Jones and they discussed thee commercial truck enforcement officer being a permanent position, replacing all AED devices, there were 39 junior police academy graduates and they're interviewing for a part-time officer.

Mrs. D'Amico read the following published calendar: July 27, 2022 6:00 p.m. Conditional Use Hearing #8 for Toll's 100 Greenridge Road project; August 9, 2022 4:00 pm. Board of Supervisors Workshop; August 15, 2022 7:00 p.m. Board of Supervisors Meeting; September 5, 2022 Office

Closed ~ Labor Day – no trash or recycling services; and yard waste collection dates are July 27, August 10, 24, and 31.

Mrs. D'Amico announced they met earlier this evening with a candidate for the Historical Commission. Mrs. Baxter moved, seconded by Mr. Durkin, to appoint Muzaffer Mohammed to the Historical Commission. The motion carried unanimously. A term on the Historical Commission is 3 years. Mr. Mohammed is filling a mid-term vacancy and his term will expire December 31, 2023.

Land Development – Escrow Releases

Enclave at Chester Springs Site Improvements Escrow Release #3. Dave Leh advised that his Firm had reviewed the requested release and recommends the release of \$29,162.50. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the release of \$29,162.50 to Toll Brothers. The motion carried unanimously.

Villages at Chester Springs Public Improvements Escrow Release #4. Dave Leh advised that his Firm had reviewed the requested release and recommends the release of \$186,641.30. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the release off \$186,641.30.

Naresh Taroo, on the Villages' Homeowners Association Board, commented there are quite a few items on the punch list, including storm water concerns, grading, landscaping and asked that the Supervisors not release the full amount requested and make the developer fix them. Mr. Leh knows the developer has been addressing issues and \$15,000 will be left in the escrow. The Supervisors withdrew the motion and the release will be discussed at the August workshop.

Chester Springs Crossing Public Improvement Escrow Release #7. Dave Leh recommended the release of \$171,279.41. Mrs. Baxter moved, seconded by Mr. Durkin, to release the recommended amount. The motion carried unanimously.

Administrative Reports

Township Engineer's Report

Dave Leh reported that the Planning Commission recommended approval of the revised Final PRD Plan for Byers Station Parcel 5C Lot 2B Commercial Lot. Alyson Zarro, Esq., representing Toll would like to attend the August workshop to walk through the consultants' and Planning Commission's comments.

Building and Codes Department Report

Anthony Campbell reported that 96 building permits were issued, totaling \$28,606 in permit fees; the department accomplished 239 scheduled inspections, 22 resale inspections, 18 new houses settled, investigating zoning complaints. Revised building plans are under review for Fieldstone at Chester Springs, the senior living center approved for Byers Station Parcel 6C.

Police Department Report

Chief DeMarco reported that the community visit for Wednesday is delayed due to the extreme weather forecast.

Public Works Department Report

Steve Poley reported the department received and completed 150 work orders in June, repaired a sink hole on Christine Drive and Dorothy Lane, and repaired/rebuilt inlets on Ticonderoga Boulevard.

2022 Pavement Markings Bid. Steve Poley advised that bids were received for the Pavement Marking Contract. Three bids were received. Alpha Space Control is recommended for the Contract at \$35,145 for painting "Long Lines" which includes white solid lines, white broken lines and double yellow lines. Mrs. Baxter moved, seconded by Mr. Durkin, to award the 2022 Pavement Marking Contract to Alpha Space Control at \$35,145. The motion carried unanimously.

Open Session

Steve Egnaczyk, Stonehedge resident, suggested that, as the Boards/Commissions work on updating the Village Concept Plan, adding street lights throughout the entire Village of Eagle should be considered, as well as other small steps to enhance the village and attract businesses. Tony Scheivert noted the Township just received a Vision Partnership Program grant for an Active Transportation Plan, which can help with sidewalk connections and lighting in the village. A woman suggested including Rover and seniors' transportation services in our plan. Shanna Lodge noted she's attending a SEPTA webinar this week on micro-transportation and that will be kept in mind.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary