



Upper Uwchlan Township  
Board of Supervisors  
Joint Boards and Commissions Workshop  
September 13, 2022  
4:00 PM  
Minutes  
Approved

Attendees:

Sandy D'Amico, Chair

Jenn Baxter, Vice-Chair

Andy Durkin, Member

Tony Scheivert, Township Manager

Gwen Jonik, Township Secretary

John DeMarco, Police Chief

Rhys Lloyd, Director – Code Enforcement

Anthony Campbell, Zoning Officer

Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

Sally Winterton, Planning Commission Chair

Sushila Subramanian, Park & Rec Board Chair

Vivian McCardell, Historical Commission Chair

Byron Nickerson, EMPC Chair

Neil Phillips, Environmental Advisory Council Chair

Jim Greaney, Zoning Hearing Board Chair

Matt Brown, Authority Administrator

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Sandy D'Amico called the Workshop to order at 4:04 pm, led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting. There was 1 citizen in attendance.

Sandy D'Amico announced that Executive Sessions were held September 8, 2022, regarding a legal matter and September 13, 2022, regarding personnel.

Appointment – Emergency Management Planning Commission

Sandy D'Amico announced that the Board had met earlier today with Jeff Churchvara to discuss his interest in volunteering on the Emergency Management Planning Commission (EMPC). Jenn Baxter moved, seconded by Andy Durkin, to appoint Jeff Churchvara to the EMPC. A term on the EMPC is 3 years. He is filling a mid-term vacancy and his term will expire December 31, 2023. The motion carried unanimously.

Boards & Commissions Updates

Municipal Authority. Matt Brown, Authority Administrator, reported that he is working with the McKee Group regarding a property next to the Ewing-West Vincent Township drip disposal area as a treated wastewater disposal parcel for Upper Uwchlan. There is no Agreement yet and West Vincent Township residents are not in favor of McKee's development. The property owner was agreeable to us without the McKee development as well. Construction of the Route 100 Wastewater Treatment Facility (WWTF) Phase 3 has slowed due to supply chain issues at this time. Construction started @ 3 months ago; The Township-wide Act 537 Plan is half-way through PaDEP's review timeframe; capital projects: residential connections have begun along the Byers Road extension; the Milford Farms extension is going to be advertised for bid next month; the Greenridge WWTF will be expanded to receive Meadow Creek's flows, after which Meadow Creek will be decommissioned. The Mandatory Connection Program is only those parcels that would be served by the Route 100 WWTF.

Emergency Management Planning Commission (EMPC). Byron Nickerson, Chair and Emergency Management Coordinator, advised that the Emergency Operations Centers (EOC) was activated for the

Block Party and everything went well. We have good relationships with past members who helped out with that; they're distributing a flyer for residents advising "who to call when ..."; community awareness is the largest activity to work on; working on a notification resource manual for contact numbers for incident notification so the caller speaks to a person, not a phone menu; investigating a Uwchlan Ambulance substation in the vicinity of Milford Road, also researching fire company coverage; working with other boards and commissions to update the Village Concept Plan and the Comprehensive Plan; coordinating training for Staff; identified locations in the township where flooding happens and there's the potential for dangerous conditions - investigating signs or other ways to inform the public of dangerous conditions ahead.

Zoning Hearing Board (ZHB). Jim Greaney, Chair, advised they have a Hearing scheduled for tomorrow night regarding converting an existing structure into an in-law's house

Kristin Camp advised that Toll Brothers might submit a Zoning Hearing Application regarding their proposed subdivision at 100 Greenridge Road and the ZHB should expect a crowd.

Technology Advisory Board (TAB). No update provided

Planning Commission (PC). Sally Winterton, Chair, reported that during May through September the PC reviewed several minor subdivision plans and a sketch plan; they recommended approval of the commercial plan for Byers Station Parcel 5C Lot 2B; the outdoor dining ordinance and recodification ordinances have been in the works; the PC is reviewing uses in the commercial zoning districts (C1, C2, C3) and the limited industrial district (LI) and will have suggestions for the Board during the Comprehensive Plan update; the PC visited 161 E. Township Line Road, currently a vacant lot zoned residential, for a request to change the zoning to limited industrial (LI).

Joe Stoyack, Vice-Chair, asked Sally to convey that in October the Village Concept Plan and other plans will be distributed to the boards and commissions for comments. The PC is looking for feedback late this year so that in the first quarter of 2023 the revised drafts can be distributed, a survey crafted for public feedback, final drafts of the plans in June 2023 for refinement then adoption in early 2024. Tony Scheivert noted that Sheila Fleming of Brandywine Conservancy retired in August. There are 5 colleagues handling pieces of what she'd done with us.

Park & Recreation Board (P&R). Sushila Subramanian, Chair, reported that Hickory Park infields need work or to be replaced; researching trail options to get from Windsor Ridge to Fellowship Fields however, Enbridge is not in favor of crossing their property; trails or sidewalks are needed from Wawa/corner of Ticonderoga Blvd. to Starbucks - maybe Verizon would give us some right of way; the trail between Hickory Park and Eagleview could be enhanced; they'd like to see a map of the township with layers of parks, stormwater facilities, wastewater treatment facilities, etc.

A playground at Upland Farm Park is requested; tree trunk sculpting of the 2 dead trees in front of the house is suggested; Vivian McCardell, Historical Commission Chair, asked that we keep in mind what goes on at that property when selecting sculptures.

Comprehensive Plan and Village Concept Plan - Sushila said it's been nice to meet with folks from the other boards and commissions. She said it'd be nice to have a big sign saying "Welcome to Upper Uwchlan" at the south end of the Village, near Wolfington. Perhaps the sign could be sponsored by a business.

Tony Scheivert noted that we can't start the Active Transportation Plan until the County Commissioners approve the Grant, October 1.

Historical Commission (HC). Vivian McCardell, Chair, reported that they've been busy reviewing the impacts from trails and development on historic resources; the proposed 100 Greenridge Road subdivision has historic vistas; there are 3 houses in trouble: the Dorlan Mill miller's house, which might become stabilized ruins if the Struble Trail is going near it or perhaps mothballing it which is preserving it as a wreck but weatherized; the Fetters farmhouse – McKee Group doesn't want to preserve it but we've heard that its going to be sold to a private party who intends to restore it then sell it; and the Robert Smith farmhouse on Little Conestoga Road – the turnpike bought the property for their widening project. The HC walked through it recently. The turnpike is thinking of subdividing and selling the house, barn and acreage around it – they've been approached by 2 different people who are interested in buying the house; Kristin Camp noted her co-worker works with the turnpike and maybe he can help stay on top of that project; Bloom wants to add a speakeasy on the 3<sup>rd</sup> floor but doesn't know yet exactly what he wants to do. The HC says they need to go through it to make sure he's sensitive to the historical features in there.

Upland Farm - house. Norm Glass, Tony Scheivert and an architectural expert met to plan for renovations so the HC can return to their 'office' and potentially turn it into a museum.

The HC is also working on Comp Plan and is developing an historic resource protection plan; working on the Village Concept Plan and Village Design Guidelines; the historical consultant is working on updating the historic resource inventory list – updating owners, addresses, condition of the resources; Recent public events have been successful – the history of the Struble Trail might become an annual event; there was a good turnout at their block party exhibits and slide show; Chester County's walking tour of Eagle Village had over 100 attendees; the HC would like to have the tour in Byers Station Historic District next year if we can work out closing the road that night.

Environmental Advisory Council (EAC). Neil Phillips, Chair, reported they've been reviewing and commenting on the Comp Plan, Village Concept Plan and Village Design Guidelines, as well as a Sustainable Community Assessment. These documents should be made more user-friendly. Earth Day Event was a new event this year, they participated at the block party, they're hosting an e-waste event October 22, participating in the trunk or treat event by handing out daffodil bulbs, and of course the Tree lighting event. They've met with their counterparts in Uwchlan and West Vincent Townships and have some great ideas for the future. They're considering a ban on plastic bags. They're researching water protection fee options and reviewing their own goals as outlined in their ordinance. They're going to miss Shanna (Lodge) who was their staff liaison. They also continue with the adopt a township road program and are researching electric vehicle (EV) charging spaces. Tony Scheivert asked Neil what PECO has said about EV charging stations. We can't put them on their poles but we could put them beside the pole, then after a customer pays via an app, a cord would drop out and they can charge their vehicle. Anthony Campbell noted Wawa and Acme are talking about EV stations.

Sandy D'Amico thanked everyone for all the work they are doing with their respective boards and commissions.

Automated External Defibrillator (AED) Purchase. Chief DeMarco is proposing the replacement of 10 aging AEDs and the purchase of 6 additional units for a total of \$38,042.34. The additional AEDs would be placed at Crossroads Park, Larkins Bridge, Larkins Field, Upland Farm Park, the Barn at Upland Farm. The outside ones will need to be stored in heated cabinets. Tony Scheivert advised perhaps ARP funds could be used toward this. The proposed units have pediatric and adult modes without needing to switch out the pads, which saves critical moments. Jenn Baxter moved, seconded by Andy Durkin, to approve the purchase of 16 AED units at a total cost of \$38,042.34. The motion carried unanimously.

Outdoor Dining Ordinance Amendment. Kristin Camp advised that the PC has been working on this ordinance, to add provisions to allow outdoor dining at village eateries, allows by-right restaurants in the C1 and C3 districts, even if they have drive-throughs. The ordinance was sent to the County Planning

Commission for review; they have 30 days to provide us with their remarks. The Board could authorize advertising the ordinance for adoption at their October 17, 2022, meeting. Jenn Baxter moved, seconded by Andy Durkin, to authorize the advertisement of the Outdoor Dining Ordinance. The motion carried unanimously.

Re-Codification ordinance. Kristin Camp advised that the PC had reviewed an editorial and legal analysis of our Codes, originally codified in 2006. Numerous ordinances have been adopted over those 16 years and this will re-codify our Codes. Due to subdivision-land development and zoning ordinance changes, the County Planning Commission reviewed the document and had a few comments which the PC will address. The PC needs to determine whether to allow group homes in the C1 Village Commercial District. They are allowed in the 4 residential zoned districts. Jenn Baxter moved, seconded by Andy Durkin, to authorize advertising the ordinance for potential adoption at the Board's October 17 meeting. Vivian McCardell asked if any changes were substantive; Kristin Camp advised they were not substantive. The motion carried unanimously.

Open Session

No comments were offered.

Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 5:22 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary