



**UPPER UWCHLAN TOWNSHIP**  
Planning Commission  
February 8, 2024  
6:00 p.m. Workshop, 7:00 p.m. Meeting  
Minutes  
**Approved**

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Attendees: Workshop and Meeting

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Jeff Smith

Gwen Jonik, Planning Commission Secretary

Absent: Stephen Fean

Sally Winterton called the Workshop to order at 6:05 p.m. There were 2 citizens in attendance.

The Workshop continued to focus on in-law quarters / accessory dwelling units (ADUs). The draft ordinance under discussion – with portions taken from neighboring townships' ordinances -- would allow for an addition or new construction of a 1-2 occupant accessory dwelling unit for family members needing assistance or for the caregiver of a family member who lives in the primary residence, meeting certain conditions and requirements. Discussion revolved around the occupancy of an ADU once the eligible family member or family caregiver is no longer living there. Can or should the ADU be allowed as a regular rental unit or should it remain vacant? Who would enforce the ADU being vacant and how would the Township find out? Should the ADU be listed on the property Deed? If the property sells, what if the new owner doesn't need it for a family member or their caregiver? When the property sells, the Township does a resale use and occupancy inspection and it would be known at that time if the ADU is vacant. The ADU requirements should be disclosed prior to that time. Would it be a problem if it's occupied by someone else? Does it matter if it's an attached ADU or a detached ADU? An ADU is different than an accessory structure – a shed, garage, etc. Some members think this is getting too restrictive. Could an ADU be a mobile home/RV or a manufactured home - a mobile home without wheels, set on a foundation. "Manufactured Home" is already defined in Chapter 200-7 Definitions. The primary zoning district's setbacks should apply.

Discussion summary: no Deed work necessary; be large enough for 2 people needing care + 1 caregiver; is 1,200 SF too big?; Section 3.(1)(a) strike "his or her"; work on Manufactured Home definition.

Sally Winterton adjourned the Workshop at 6:57 p.m.

7:00 p.m. Meeting

Sally Winterton called the Planning Commission Meeting to order at 7:01 p.m. There were 9 citizens in attendance.

Zoning Hearing Application ~ Keystone Outdoor Advertising Co.

Joe Stoyack announced that this wasn't a land development project and this presentation to the Planning Commission was for informational purposes only.

Vincent Mancini, Esq., and Michael Tantala, P.E., presented the Keystone Outdoor Advertising project. Also present were Keystone Outdoor Advertising President, Dominick Cipollini, and Vice-President, Joseph Felici.

They provided details of the project which is requesting the Zoning Hearing Board approve variances for Keystone to erect (2) 2-sided billboards along the 2,000 SF frontage of the Turnpike at Eaglepointe Industrial Park. One side is proposed digital and subject to change, the other side is static, no changing. They are seeking 3 variances:

1. height variance. They are supposed to be less than 30' from the ground to the top of the sign and they'd like 59' high;
2. variance from downward-only lighting on static signs. With LED lights, they can keep the illumination on the billboard;
3. avoid turning off the static illumination at 10:00 p.m. till dawn.

Following the lengthy presentation, the representatives received comments and answered attendees' questions.

#### Meeting Updates ~ Reports

Environmental Advisory Council (EAC). There is currently no liaison.

Historical Commission (HC). David Colajezzi reported there are several events in the near future – the County Planning Commission's Heritage Tourism Plan and on March 4, the HC's Quarterly Lecture Series will be kicked off with a presentation about historic Milford Mills.

Active Transportation Plan (ATP). Sally Winterton advised the Plan is complete.

Village Concept Plan (VCP) /Village Design Guidelines (VDG). Sally Winterton advised the final draft of the VDG is being prepared for the Committee's review late March.

Comprehensive Plan (CompPlan). Sally Winterton noted the next meeting is tentative for March 12 and Joe Stoyack noted the individual Plans that go in to the CompPlan need to be pulled together; hoping the first draft will be available for the March 12 meeting; the CompPlan will then go through the appropriate review process. We need to make sure the Boards' and Commissions' comments and recommendations have been incorporated to reflect the vision of Upper Uwchlan Township residents.

#### Approval of Minutes

Jeff Smith moved, seconded by David Colajezzi, to approve as presented the minutes of the January 11, 2024 Planning Commission Meeting. The motion carried unanimously.

The Planning Commission members discussed whether they wanted to provide comments to the Zoning Hearing Board regarding the Keystone Outdoor Advertising application as a whole or individually. They decided to provide comments as a Commission.

Sally Winterton advised that she and Joe Stoyack have interviewed 2 candidates and will interview a third for the 2 vacancies on the Commission.

The next meeting of the Planning Commission is scheduled for March 14, 2024.

#### Open Session

Joe Stoyack distributed an analysis he had completed of the open comments provided by the public in the CompPlan Survey. Many thanks to Joe for his time expended on this effort.

#### Adjournment

Joe Stoyack moved, seconded by David Colajezzi, to adjourn at 9:25 p.m. All were in favor.

Respectfully submitted,  
Gwen A. Jonik  
Planning Commission Secretary