



## UPPER UWCHLAN TOWNSHIP

Planning Commission  
March 14, 2024  
7:00 p.m. Meeting  
Minutes  
**Approved**

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

Attendees:

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

Mary Lou Lowrie, P.E., Gilmore & Associates  
Gwen Jonik, Planning Commission Secretary

Absent: Stephen Fean, Taylor Young

Sally Winterton called the meeting to order at 7:00 p.m. and welcomed Jessica Wilhide to the Planning Commission. There were 5 citizens in attendance.

241 Park Road – Conditional Use Application

Mike Malloy, Esq. introduced Jody Thompson, Ducklings Daycare owner, Scott Risbon, Planebrook Partners, and Vic Kelly, P.E. A revised conditional use presentation plan and revised building elevation, dated March 7, 2024, had been distributed for the Commission to review and a Conditional Use Hearing is scheduled for April 9, 2024 at 5:30 p.m. The Application is to construct a daycare center, Ducklings Daycare, on 2 parcels at the corner of Park Road and Ticonderoga Boulevard. This is a permitted use via conditional use approval. The initial submission was a conditional use and land development plan and a first round of reviews had been conducted. The Application seeks conditional use approval for a 2-story 6,000 SF daycare, with parking, and play areas. The exterior will have an area of stone at the base, board & batten, horizontal siding, and it will be served by public water and sewer. The Plan distributed tonight has addressed some of the consultants' January 2024 comments. However, at this time, they are seeking the Planning Commission's recommendation of approval for only the Use, not the land development plan. Waivers and other items will be discussed during the land development plan approval process. However, discussion of the consultants' review letter included:

the square footage of the classrooms and the play area is determined by the number of children that could be in that space at a given time, not all at once. The daycare is required to comply with the State's regulations for educational purposes. The State interprets the minimum area required differently than the Township;

They've added a variety of materials to the exterior but can't offset the façade by 10 feet after 60 feet in length as that will negatively impact the interior function of the daycare;

There will be landscaping along the long side of the building;

They'll comply with the pitched roof and exterior materials;

HVAC will be hidden;

The daycare will be for infants to age 5. They do not provide before-school or after-school care. Employees park to the outside of the lot so parents park close to the building for quicker convenience;

There won't be drop-off lines in the parking lot –parents bring the child(ren) in to their teacher;

There are keypads for security purposes;

They open at 7:00 a.m. and close at 6:00 p.m.; the busiest time is 7:30-8:30 a.m.

Commission members were concerned with the play area being along Ticonderoga Blvd. Mr. Kelly noted there's a fence, curb and retaining wall – the play area is higher than the roadway;

Windsor Baptist Church will be realigning their Park Road access with Ticonderoga Blvd. which will remove conflict with the daycare access; Commission members concerned with the parking lot so close to the play area and suggested bollards be added, which Applicant agreed could be placed. The duck feet have been removed from the exterior, and they are trying to retain historic feel – open to ideas for the architecture on the long side of the building as long as it doesn't affect the interior operations.

Jeff Smith moved, seconded by Jim Dewees, that the Planning Commission approve the Applicant moving forward in the Conditional Use process and consider the Planning Commission's concerns with the following:

adequacy of the structural wall along Ticonderoga Boulevard;  
install a protective barrier in the parking lot at the outdoor play area;  
the architecture needs to be broken up on the long sides of the building;  
flow of traffic in the parking lot should be re-evaluated.

The motion passed unanimously.

#### Eagle Animal Hospital Sketch Plan

Bob Linn, Architect, introduced a Sketch Plan for reconstruction of the Animal Hospital on Byers Road. They are seeking the Commission's acceptance of the Plan for consultant review. The veterinarians were also in attendance. Mr. Linn attended the Historical Commission's (HC) March meeting and had good conversation regarding the architecture. Mr. Linn distributed a 4-page Historical Narrative and Request for Determination of No Adverse Effect, which the HC was reviewing. The Plan keeps the existing curb cut to Byers Road, keeps the existing parking area and expands in the front of building, they're keep the 3-seat privy and the 1920s garden shed. The proposed building is slightly larger than it was – 6,800 SF and 83' long. The elevations have been revised following the HC's meeting -- sloping roof on the dormers, looking for vinyl siding with German style, landscaping (bushes) and fencing, parking is lower than road. No sidewalk is proposed as it was previously waived, and it wouldn't connect to other sidewalk – neighboring properties have no room for a sidewalk. Points of discussion included suggesting protection at the front door from the parking area; whether sprinklers are required; this is not a boarding facility, no animals overnight; there are 2 vets, plus 6-8 staff; they see an average of 40 animals / day; this Lot has been a veterinarian business for a long time; the Commission is pleased the business is staying in the Village; they'll clean up the privy and garden shed.

Jeff Smith moved, seconded by Jim Dewees, to accept the Plan for consultant review. The motion carried unanimously.

#### Meeting Updates ~ Reports

Environmental Advisory Council (EAC). Currently there is no liaison. Jessica might be interested. Historical Commission (HC). David Colajezzi reported the last meeting focused on Eagle Animal Hospital's sketch plan and renderings.

Village Concept Plan/Village Design Guidelines (VCP/VDG). Sally Winterton noted they haven't met recently.

Comprehensive Plan (CompPlan). Sally reported the group met Tuesday night and reviewed most of a rough draft.

#### Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees, to approve as presented the minutes of the Planning Commission's February 8, 2024 Meeting. The motion carried unanimously.

### C1, C3, LI Zoning District Uses ~ Ordinance Amendment Draft

A draft ordinance was distributed including the Planning Commission's and the Board of Supervisors' amendments to the C1, C3 and LI zoning district uses. Before Joe Stoyack had to leave the meeting, he asked the group if we need to add the distance between a medical marijuana dispensary and schools, daycares, etc. Chad Adams noted that wouldn't be necessary as the State's regulations supersede ours.

Commission members will review the draft ordinance over the next month and discuss it at the April 11, 2024 Workshop (6:00 p.m.)

### Next Meeting Date

Sally Winterton announced the next meeting date is April 11, 2024, with a Workshop at 6:00 p.m. and the Meeting at 7:00 p.m.

### Open Session

Jim Dewees questioned the result of the zoning hearing for the billboard company. It's been rescheduled for April 24, 2024.

### Adjournment

Jim Dewees moved, seconded by David Colajezzi, to adjourn at 8:53 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary