



Upper Uwchlan Township
Board of Supervisors
Joint Boards and Commissions Workshop,
Conditional Use Hearing (5:30 p.m.)

April 9, 2024

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
Tom Jones, Police Chief
Rhys Lloyd, Director – Code Enforcement
Anthony Campbell, Zoning Officer
Lindsay Yeager, Assistant to the Township Mgr.

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
Joe Carr, Police Lieutenant
Matt Brown, Authority Administrator
Mike Esterlis, Director of Public Works
Steve Hirsh, EMPC Member

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

Jenn Baxter called the Workshop to order at 4:02 pm, led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting. There were 2 citizens in attendance.

Boards and Commissions Updates

Emergency Management Planning Commission (EMPC)

Byron Nickerson reported that while the EMPC is not the first responders, they are outfitting a trailer to help out during all kinds of emergency incidents; communications are key, and there's a great team going with both current and previous EMPC members, plus several interested parties; they are working more closely with emergency service providers to support them as best we can.

Steve Hirsh reported that EMPC members Jamie Goncharoff and Jeff Churchvara created a presentation on awareness and preparedness to present to the Homeowners Associations; they'd like to have a secondary emergency operations center; we are editing our emergency operations plan regarding pipelines, along with the County; Upper Uwchlan is one of few, if not the only, municipality that has an Emergency Management Coordinator (Byron) and an EMPC; they're monitoring Downingtown's flooding reviews and warning signs at the creek on North Reeds Road;

Byron introduced the topic of hydrogen hubs – the moving of hydrogen via pipelines. Seven regional hydrogen hubs throughout the country have been selected for funding, 2 in Pennsylvania. Upper Uwchlan is within the eastern hub and we need to be aware of what's happening. Electric cars are encouraged now but hydrogen-fueled cars will probably be the future. We may want to consider determining safety regulations, via ordinance, proactively.

Environmental Advisory Council (EAC)

Neil Phillips highlighted some of the EAC's activities over the last 6 months: a very successful Earth Day celebration was held April 20; an E-Waste collection and shredding event served @ 130 cars; 30 bags of litter were cleaned up recently along Station Boulevard and Graphite Mine Road; 1,200 daffodil bulbs were distributed at October 2023's Trunk or Treat event; reusable veggie bags will be distributed at the 2024

Block Party; the EAC has 2 Junior members; there's a potential community garden partnership with West Vincent Township.

Historic Commission (HC)

Vivian McCardell reported the HC has been reviewing plans for land development project or impacts to historic structures: Eagle Animal Hospital, proposed Ducklings Daycare, proposed Porsche service center near the WSFS Bank and Styer barn, the Wertz Farm, Feters house, the Reeds Road trail continuation (county owned) will be added to the Historic Resource Inventory List. Two rooms have been renovated in the farmhouse at Upland Farm Park and will be used as meeting space, lecture area, future museum. The HC has also been reviewing and contributing to the Comprehensive Plan update, drafting an Historic Resource Protection Plan, and coordinating the quarterly lecture series. Up next is "Know Your Barns" by Bob Wise on May 22. They'll participate in the Struble Trail Life & Times event May 4, hosting one of the summer walking tours at Upland Farm Park re: Adaptive Reuse and Preservation, working on a logo and revising their page on the website.

Municipal Authority (Authority)

Matt Brown, Authority Administrator, reported there are 3 projects this year – expansion of public sewer service in Milford Farms, Meadow Creek neighborhood, and the conversion to a pump station of the Eaglepointe Wastewater Treatment Plant. The March 26 meeting presenting these projects went well and the vast majority of comments have been positive. It's hoped we can advertise this week the bid for a contractor for the Milford Farms project. A formal offer was made to purchase an East Township Line Road property but our offer was turned down. PaDEP's review and approval of our updated Act 537 Plan has been delayed over a year due to staffing issues but they have been providing approvals of the individual projects. Phase 3 of the Route 100 wastewater treatment plan is in the final stages, working on the communications piece of it. The Authority has asked DEP to approve a reduction in the EDU (equivalent dwelling unit) from 225 gallons per day to 200 gallons per day. That would reduce our disposal field needs and we'd have more disposal area. A final decision hasn't been received.

Park & Recreation Board (P&R)

Sushila Subramanian thanked the Police Dept. for their assistance and participation in the Trunk or Treat event; the annual tree lighting in November had a good turnout; the Easter Egg Hunt went well, with 5,000 eggs distributed; a Junior member has been added to the P&R; there are several vacancies on the P&R; they'd like the Board to consider installing a small playground at Upland Farm Park; the summer concert series is shaping up for the year – it was well-received last year; they suggest a trail around a 15-acre parcel on Greenridge Road. They were advised that parcel is part of the back-up spray field for the Greenridge wastewater treatment plant. P&R would like a trail connection from the proposed traffic light at Little Conestoga Road to the Milford Road trail; and Praveen Nadkarni has been coordinating events with Lindsay Yeager.

Planning Commission (PC)

Sally Winterton reported there are 2 new members on the PC – Jessica Wilhide and Taylor Young; they continue to work with other boards and commissions to update the Comprehensive Plan (CompPlan), Village Concept Plan and Village Design Guidelines. Sally thanked all the volunteers working on the CompPlan.

Technology Advisory Board (TAB)

Ric Bassler was unable to attend. Gwen Jonik reported that the TAB will begin meeting on a regular basis; they coordinated a cyber security assessment of the Township facilities with the Department of Homeland Security (DHS). Township Administration was the first area assessed. The TAB will review the results and make recommendations based on those results. The Police Department will be assessed later this month, and they will recommend the Municipal Authority be assessed as well.

Zoning Hearing Board (ZHB)

Jim Greaney reported the ZHB recently granted extensions to 2 variance Decisions – Toll Brother's 100 Greenridge Road and P.J. Reilly / 301 Park Road. Keystone Outdoor Advertising's hearing regarding 2 billboards along the Eaglepointe Industrial Park's Turnpike frontage is scheduled for April 24, 2024.

DCNR Grant Application Resolution ~ Hickory Park Rehabilitation Project

Tony Scheivert introduced a Resolution authorizing the Township Manager to execute a DCNR Grant Application for improvements at Hickory Park. We have submitted several applications for the rehabilitation but haven't been successful. Andy Durkin moved, seconded by Sandy D'Amico, to adopt **Resolution #04-09-24-06** authorizing the Township Manager to sign the Application. The motion carried unanimously.

Public Works Department Gate Project

Tony Scheivert advised our insurance carrier, DVIT, had suggested the security gates at the Public Works facility be automated. We've received a \$19,392.00 quote from ProMax Fence Systems to install 2 gates with remote control to secure the building and equipment. DVIT provides a grant of \$11,000.00. The Township would cover the difference. Andy Durkin moved, seconded by Sandy D'Amico, to accept the \$19,392.00 proposal and proceed with the project. The motion carried unanimously.

Open Session

Tony Scheivert thanked the boards/commissions members for all of their work!

Adjournment

There being no further business to be brought before the Board, Jenn Baxter adjourned the Workshop at 5:13 p.m.

5:30 Conditional Use Hearing – Planebrook Partners, LLC re: 241 Park Road (Ducklings Daycare)

Attendees: Jenn Baxter, Andy Durkin, Sandy D'Amico, Tony Scheivert, Gwen Jonik, Dave Leh, Chris Williams, Rob Daniels, Dave Schlott, Jr., and Chief Tom Jones, Kristin Camp, Esq., Township Solicitor and Mark Hagerty, Court Reporter, were present. There were 8 citizens in attendance.

Jenn Baxter called the Hearing to order at 5:30 p.m. and requested Ms. Camp proceed. Ms. Camp explained the Applicant, Planebrook Partners, was seeking conditional use approval to construct a 2-story 6,000 SF daycare facility on 2 parcels located at 241 and 235 Park Road. Mark Hagerty recorded the proceedings and his transcript is the official Record.

Kristin Camp entered the following Board Exhibits into the Record:

- 1 = Conditional Use Application and Impact Statement dated December 4, 2023
- 2 = Email from Vic Kelly waiving the timeframe to hold the first hearing.
- 3 = March 7, 2024 letter from Ms. Camp to Mr. Malloy confirming hearing date and time.
- 4 = Proof of Publication
- 5 = Affidavit of Posting
- 6 = Preliminary/Final Land Development Plans dated December 4, 2023 that accompanied the conditional use application
- 7 = Color presentation plan by Commonwealth Engineers
- 8 = Fiscal Impact Analysis dated November 15, 2023.
- 9 = Trip Generation Analysis dated November 27, 2023.
- 10 = Architectural Plans dated December 13, 2023.
- 11 = Township Engineer review letter dated April 5, 2024.
- 12 = draft minutes of the March 14, 2024 Planning Commission Meeting.
- 13 = Historical Commission's recommendation from their April 2, 2024 Meeting.
- 14 = aerial image of the tax map for the properties.

Kristin asked if anyone wanted to be a Party – Leah Seace 7 Lila Lane from the Townes at Chester Springs – admitted as a Party.

Mike Malloy, Esq., and Vic Kelly, P.E., were representing Planebrook Partners, LLC.

Vic Kelly, Jody Thompson, Manager of 16 other Ducklings Daycare facilities, Charlie Scull, Architect, were sworn in and provided testimony regarding the architecture of the building, requested parking space modifications from 50 to 39, the general operations of the daycare, the peak drop-off and pick-up times, the size of the classrooms and play areas, the State regulations for daycares, the traffic study, estimated enrollment, length of building, etc.

Residents Leah Seace and Paul Scarola asked questions and provided comments about deliveries, traffic, aesthetics.

Chris Williams, Township traffic engineer, provided testimony regarding traffic conditions, existing sidewalks / ADA ramps, etc.

The Record was closed; the Board has 45 days to render their Decision. It was suggested that occur at the May 20, 2024 Board of Supervisors Meeting.

The evening was adjourned at 7:04 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary