



Upper Uwchlan Township  
Board of Supervisors Workshop,  
Conditional Use Hearing  
June 10, 2024, 4:00 p.m.  
Minutes  
Approved

Attendees:

Jenn Baxter, Chair  
Andy Durkin, Vice-Chair  
Sandy D'Amico, Member

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

Tony Scheivert, Township Manager  
Lindsay Yeager, Assistant Township Manager  
Rhys Lloyd, Codes Enforcement Officer  
Anthony Campbell, Zoning Officer  
Tom Jones, Police Chief  
Mike Esterlis, Public Works Director  
Dave Leh, Gilmore & Associates, Township Engineer  
Chris Williams, Bowman, Township Traffic Engineer

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.

**480 Pottstown Pike – Development – Discussion**

Neal Fisher, of the Hankin Group, led discussion on the housing shortage of workforce housing in Chester County, affecting employment in our local businesses. Looking to increase work-force housing supply, they are proposing approximately 100 units of mixed townhomes and apartments on this parcel.

Sandy D'Amico inquired about price points. Neal mentioned that would be dependent on the size of the units, with the hope to be under \$500,000, targeting individuals who make roughly \$110,000 annually with a brief discussion of unemployment rates. Neal described the subsidized housing project they completed with Phoenixville borough and how this proposal is slightly different. Neal concluded by requesting the Township table our ordinance amendment that is on the agenda.

Jenn Baxter noted that township residents do not want more high-density housing.

Resident Gerry Stein commented on interest rates which led to a brief discussion.

In conclusion, the Board expressed several concerns about the location of the proposal.

**Preserve at Marsh Creek – Traffic Signal Easement**

Kristin Camp stated the Preserve needs land from the Energy Transfer parcel at the intersection of Milford Road and Little Conestoga Road and that the development is required to install a traffic signal for intersection improvement. The easement is so that the signal can be placed and maintained on township property.

Andy Durkin moved, seconded by Sandy D'Amico, to approve and execute the Declaration of Traffic Signal Easement. The motion carried unanimously.

Chris Williams stated the ultimate plan is that Energy Transfer will give additional land to expand.

## **Preserve at Marsh Creek – Application for Traffic Signal Permit**

Andy Durkin moved, seconded by Sandy D'Amico, to execute an Application for Traffic Signal Permit for the proposed signal at Milford Road and Little Conestoga Road. The motion carried unanimously.

## **Ordinance Amendments**

### **C1, C3, and LI Zoning District Uses**

Jenn Baxter moved to advertise the ordinance amending several uses in the C1, C3, and LI Zoning Districts. These amendments have been reviewed and discussed over the past year by the Planning Commission, the County Planning Commission and the Board of Supervisors.

Andy Durkin moved, seconded by Sandy D'Amico, to advertise the ordinance for adoption at the July meeting. The motion carried unanimously.

## **Short Term Rental Discussion**

Kristin explained the difference between single family dwellings and transient housing based on our definitions and stated what we currently allow and how other municipalities are addressing short-term rentals. Anthony stated having reasonable restrictions and appropriate safety measures in place is the desired outcome.

## **Open Session**

Tony stated the block party will be on Saturday June 15 and invited all to attend.

## **Adjournment**

There being no further business to be brought before the Board, Jenn Baxter adjourned the Workshop at 5:24 p.m. and announced a short recess to set up for the Conditional Use Hearing.

## **Conditional Use Hearing**

Jenn Baxter called the Hearing to order at 5:40 p.m. and asked Kristin Camp to conduct the Hearing for Rockhill Real Estate Enterprises regarding 500 Pottstown Pike. Mark Hagerty, Court Stenographer, recorded the proceedings and his transcript is the official Record of the Hearing. The following is a summary.

Ms. Camp entered the following Board Exhibits into the Record:

- B1 Letter from Alyson Zarro, Esq., dated March 11, 2024 and Conditional Use Application
- B2 Email from Alyson Zarro, Esq, dated March 19, 2024 granting extension through May 15, 2024
- B3 Proof of publication
- B4 Conditional Use Plan prepared by T&M Associates dated February 16, 2023
- B5 Aerial Tax Map of Property
- B6 Affidavit of property posting
- B7 Fiscal Impact Analysis from Erik Hetzel of EH Creative Services
- B8 Transportation Impact Assessment prepared by Traffic Planning and Design
- B9 Gilmore & Associates review letter dated April 8, 2024
- B10 Recommendations from Township historical Commission
- B11 Planning Commission Workshop / Meeting Minutes from April 11, 2024
- B12 Letter from Alyson Zarro, Esq., requesting continuance of Hearing until June 10, 2024

Alyson Zarro, Esq., Riley Riper Hollin & Colagreco, representing the Applicant, introduced Robert DiStanislao, of RDS; Keith Lieberman, of T&M Associates; and Matt Hammond, of Traffic Planning and Design (TPD). Messrs. DiStanislao, Lieberman and Hammond were sworn in and provided testimony regarding the Application, proposing a vehicle service center, and a sales center in the future.

Ms. Zarro entered the following Applicant's Exhibits into the Record:

- A1 Conditional Use Application and addendum, dated March 11, 2024 and Conditional Use Plan prepared by T&M Associates, dated February 16, 2023.
- A2 Upper Uwchlan Township Zoning Ordinance, as amended (incorporated by reference).
- A3 Deed to the Property
- A4 Site Plan prepared by T&M Associates, dated June 6, 2024
- A5 Auto Service Center Elevations prepared by KD2 Architects, dated April 2, 2024
- A6 Auto Service Center Rendering prepared by KD2 Architects
- A7 C.V. of Keith Lieberman, P.E.
- A8 Conditional Use Plan prepared by T&M Associates, dated February 16, 2024 and last Revised June 4, 2024
- A9 Historic Aerials of the Property
- A10 Wetlands and Steep Slope with 2023 Aerial and Historic Tank Farm Overlay, prepared by T&M Associates
- A11 Aqua Will-Serve Letter
- A12 Fiscal Impact Analysis prepared by EH Creative Services
- A13 C.V. of Matthew Hammond
- A14 Transportation Impact Assessment prepared by Traffic Planning and Design

Questions by the Board of Supervisors related to the location and operations of the service center, the sales center, delivery of vehicles, building design and architecture, storage of vehicle inventory, environmental concerns, traffic signals. Question by resident related to providing an historic resource impact statement.

Testimony concluded, Ms. Camp closed the Record, and the Board has 45 days to render their Decision, most likely at the July 15 meeting.

The evening was adjourned at 7:43 p.m.

Respectfully submitted,

Lindsay Yeager  
Assistant Township Manager