



Upper Uwchlan Township
Board of Supervisors Workshop
February 11, 2025
4:00 p.m.
Minutes
Approved

Attendees:

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

Kristin Camp, Esq., Township Solicitor
Rob Daniels, Brandywine Conservancy
(via Zoom)

Tony Scheivert, Township Manager
Lindsay Yeager, Assistant Township Manager
Gwen Jonik, Township Secretary
Rhys Lloyd, Codes Enforcement Officer
Anthony Campbell, Zoning Officer
Tom Jones, Police Chief
Mike Esterlis, Public Works Director

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

Andy Durkin called the Workshop to order at 4:01 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the Workshop. There were 2 citizens in attendance.

Agreement of Sale ~ 128-144 Byers Road

Tony Scheivert introduced a proposed Agreement of Sale to purchase John Diament's office building and vacant lot on Byers Road, for Township Administration offices and parking. Public meetings would still be held at 140 Pottstown Pike. The Police Department would use all office space at 140 Pottstown Pike. Due diligence on the property includes assessing the feasibility, a Phase 1 study and hiring an architect for the interior space. The purchase price, if approved, would be \$1,580,000. Settlement on the property could occur in approximately 150 days.

Finalize Historic Resource Protection/Preservation Plan (HRPP)

Rob Daniels revised the HRPP following the January Supervisors meeting. It is summarized in Chapter 4 of the draft Comprehensive Plan (CompPlan) and is in its entirety as Appendix F of the CompPlan. Vivian McCardell has some edits to Chapter 4, which she will forward to Rob.

Vivian's questions and edits involved:

The Introduction section should note the Plan was completed in 2025;

Remove hyphenation of the word "vibrant";

Footnote 1 isn't in the Appendix and in Chapter 4 it's 2 pages after where it should be;

Regarding the historic resource inventory, there are 131 properties with resources, which was updated in 2025 and text should be added that many subdivisions have been built since 1980 and 26 properties have demolished resources;

The historic resource inventory that will go in the CompPlan will not have the demolished properties on it;

In the "Vision" section, regarding historic landscapes and viewsheds, perhaps the text could describe these as 300'-500' around the historic resource/property, in an attempt to make assure that the resources we have don't lose their historic context. It was determined that the language regarding landscapes and viewsheds was retained in the latest Draft.

Page 222, item 1.1.2. Vivian broke this up into a few more sentences to make it less confusing. She added back in text regarding the denial of demolition requests as the HRPP is for the whole township. It was discussed that that should be in the ordinance, not in the CompPlan;

Spelling of the word “covenant”;

Historic landscapes. Vivian asked if they be identified objectively, such as archaeological resources identified and mapped by the State and Federal governments, which might need protections. Map of possible native American artifacts, which most likely are underground and would be for developers to research during land development. Does the Board want to preserve such things via an ordinance? Kristin Camp suggests we look at State/Federal maps to see if we want to include that in an ordinance. Could include navigable waterways that would’ve been used by native Americans. This could also include “cartways and scenic vistas”. It was decided perhaps these things could be in an ordinance but not in the CompPlan;

1.2.1 regarding industry standards. It was agreed by all to end the sentence after “Plan”;

1.2.6 agreed to end after “quarterly” and will be the responsibility of the Historical Commission;

1.2.7 retain as is;

2.1 retain as is;

2.2.6 “continue” is misspelled;

2.3.4 retain the word “encourage”;

2.3.5 remove “assist” and retail “facilitate”;

2.4.1 remove overlay article and replace with ordinance;

Supplemental Information

Second paragraph, last sentence, remove “recommended in this Chapter”;

First bullet, third line, remove “defines”

Page 227, 2nd paragraph, 4th line regarding the turnpike, remove “in”;

Analysis, 2nd paragraph, last sentence should be reworded, take out the middle section

Page 228, Initiatives, 1st paragraph, 3rd sentence, change 2023 to 2025, 131 properties with historic resources on its official inventory, described ‘below’ should be ‘above’, and “is” should be “are”;

Page 230, the updated resource list (Feb.2025) will be included in the CompPlan;

Page 221, leave the historic resource inventory map where it is;

On the historic resource inventory list, the HR ID column or title should be highlighted or bolded to draw attention to that column;

Anything changed in Appendix F should be changed within CompPlan Chapter 4;

Vivian noted there had been text about funding in the Appendices that was not in the Chapter. It should be removed from the Appendices.

Goal 1 has a typo.

Historic Resource Inventory List (HRI)

Vivian explained that the entire HRI hadn’t been updated since 2001. The property surveys have been updated, including new pictures, updated addresses and tax parcel numbers, changes in classifications, whether demolished or subdivided, etc. The HRI showing all properties, including those that have been demolished, shows the classification column and proposed classification column. The Historical Commission (HC) approved the updated HRI at their February 4, 2025 meeting.

Andy Durkin questioned why a property’s classification would be downgraded. It was discussed that perhaps there were other resources on the property that aren’t now.

In 2007 there were a number of properties proposed for inclusion on the HRI but that was not accomplished, nor were property surveys. There are 9 being proposed at this time that have had property surveys completed so those properties will be numbered 132-139 with “previous numbers” put in parentheses.

Rob Daniels advised he will work on these edits this week and suggested we open the Act 247 public review process on the CompPlan at the next meeting. For the CompPlan, the HRI will not include the demolished resource properties.

Open Session

There were no comments offered.

Adjournment

There being no further business to be brought before the Board, Andy Durkin adjourned the Workshop at 6:05 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary