



UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION  
AGENDA

**April 10, 2025**

**6:00 p.m. Meeting**

This meeting will be a **virtual** meeting via Zoom. Any member of the public interested in participating in the meeting should email the Township at [gionik@upperuwchlan-pa.gov](mailto:gionik@upperuwchlan-pa.gov) for a link and a password to join in the meeting. If you require special accommodation, please call the Township office 610-458-9400.

I. Call to Order

II. Sign ordinance amendments

Review revised amendments; make recommendation to the Board of Supervisors.

III. Meeting Updates ~ Reports

- A. Environmental Advisory Council (EAC)
- B. Historical Commission (HC)
- C. Planned Industrial / Office Zoning District Uses subcommittee

IV. Approval of Minutes: March 13, 2025 Meeting minutes

V. Next Meeting Date: May 8, 2025 7:00 p.m.

VI. Open Session

VII. Adjournment

UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED "ZONING" TO AMEND CERTAIN SIGN REGULATIONS; SPECIFICALLY SECTIONS 200-94.B, 200-94.I, 200-94.O, 200-95.F, 200-95.K, 200-96, 200-98(C)(3), 200-98(C)(4), 200-98(D)(3); TO DELETE SECTIONS 200-62.B(2), 200-94.E, 200-94.F, 200-94.G, 200-94.W AND 200-94.X; AND TO ADD A NEW SECTION 200-72.3 TITLED "COMMERCIAL MOTOR VEHICLE RESTRICTION."

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that Chapter 200 of the Upper Uwchlan Township Code, titled "Zoning", shall be amended as follows:

SECTION 1. Section 200-94, titled, "Regulations applicable to all signs", subparagraph B shall be amended as follows:

"B. No sign shall be erected or maintained within the lines of, or project over, any public street or public sidewalk, or shall be closer to a street or sidewalk surface than ~~10 5~~ feet, except for real estate signs which may be set closer than 10 for proper view from the street line; unless said sign is a street sign ~~or~~, attached flatly to a building, ~~and/or is specifically authorized by this chapter and other ordinances and regulations of Upper Uwchlan Township, especially § 200-98E of this article, or is authorized as a special exception by the Zoning Hearing Board.~~

SECTION 2. Section 200-94, titled, "Regulations applicable to all signs", subparagraph E shall be deleted and the section number reserved.

~~[A sign shall be considered unsafe upon lapse of any insurance as may be required by § 200-99D of this article; the owner of such unsafe sign shall remove the unsafe sign within 90 days unless acceptable evidence of insurance renewal is provided to the Zoning Officer.]~~

SECTION 3. Section 200-94, titled, "Regulations applicable to all signs", subparagraph F shall be deleted.

~~[No commercial building in any residential district including multiple family dwellings and apartments shall have signage that is internally illuminated, or externally illuminated by such means as neon, strip, floodlighting or spot lighting.]~~

**SECTION 4.** Section 200-94, titled, "Regulations applicable to all signs", subparagraph G shall be deleted.

~~[Freestanding signs (pole or monument) shall be prohibited within 400 feet of a public park of three acres or more in area and such other parks as the Township Supervisors may designate.]~~

**SECTION 5.** Section 200-94, titled, "Regulations applicable to all signs", subparagraph I shall be revised as follows:

"I. Signs on vehicles denoting a business-related activity are business signs. Vehicles containing a business sign and parked in a residential district shall be permitted provided the vehicle is owned by a resident of the property and is parked on the driveway or within a garage. This prohibition shall not apply concealed (e.g., garaged) from public view except where the vehicle owner is actually engaged in authorized repairs or construction at the e at location where the vehicle is parked.

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**SECTION 6.** Section 200-94, titled, "Regulations applicable to all signs", subparagraph O shall be revised as follows:

~~"O. If a use ceases or is abandoned, as prescribed in § 200-102D and E, respectively, signs advertising the ceased use shall be removed by the owner of the property within two weeks. Any sign which no longer advertises an existing use conducted on the premises shall be removed by the owner of the property within 30 days. The Zoning Officer, upon determining that a use has ceased while a sign remains, shall notify the owner of the premises, in writing, to remove said sign within 30 days from the date of such notice. Upon failure to comply with such notice within the prescribed period, the Zoning Officer may remove or cause the removal of such sign and collect the cost of such removal, together with any penalties, from the owner in a manner provided by law."~~

**SECTION 7.** Section 200-94, titled, "Regulations applicable to all signs", subparagraph W shall be deleted.

~~[At no time shall the Township permit the erection of an outdoor advertising billboard, other than as allowed by § 200-981 of this article.]~~

**SECTION 8.** Section 200-94, titled, "Regulations applicable to all signs", subparagraph X shall be deleted.

~~[The Township reserves the right to require sign landscaping, as part of a sign permit required pursuant to § 200-99.]~~

**SECTION 9.** Section 200-95, titled, "Exempt signs", subparagraph F shall be revised as follows:

"F. Permanent window signs shall not be included in the computation of total permitted sign area and shall not require a sign permit. The total area of all window signs, including both temporary and permanent window signs, shall be limited to 25% of the glass area and shall

not obscure views from the outside to the interior of the commercial use. ~~Window signs indicating the store hours or names of credit institutions or other businesses, provided that the total area of such signs or signs does not exceed two square feet.~~

**SECTION 10.** Section 200-95, titled, "Exempt signs", subparagraph K shall be revised as follows:

"K. The following temporary signs:

(1) One temporary sign per 1/4 acre of net lot area of property may be located on the owner's property for a period of 30 days prior to an election involving a voter referendum or candidates for a federal, state or local office that represents the district in which the property is located. Such signs shall not exceed 15 square feet.

(2) One temporary sign may be located on a property that is being offered for sale for a period of 7 days following the date on which the settlement occurs. Such signs shall not exceed 15 square feet.

(3) A temporary sign of contractors or artisans, erected and maintained on the premises during the period of their work or as established by any applicable building permit. Such signs shall not exceed 15 square feet.

(4) Temporary signs announcing special events, promotions and the temporary lawful sale of products, goods and/or services such as the sale of Christmas trees. Such signs shall not exceed 24 square feet.

(5) Temporary signs advertising a community special event. Where such signs are in the form of banners proposed for suspension across public roads, the following standards shall apply in addition to the above standards:

[a] The sign shall not exceed three feet high by 30 feet wide and the bottom edge of the sign shall be at least 15 feet above the road surface.

[b] The Township shall be notified prior to the erection of such signs.

[c] When the proposed banner spans a state road, the applicant shall also comply with the Pennsylvania Department of Transportation's (PennDOT) procedural requirements for the placement of signs or banners across state highways. Evidence of such compliance shall be supplied to the Township prior to the erection of the sign.

(6) Temporary signs

**SECTION 12.** Section 200-96, titled, "Temporary sign regulations", shall be retitled "Portable signs" and shall be revised as follows:

**§ 200-96. Portable signs.** A limit of one portable sign per commercial use shall be permitted and may be placed within the sidewalk, so long as each portable sign shall not exceed nine

square feet, and a minimum clear walking width of four feet shall be maintained on the sidewalk. Portable signs shall be constructed of weather-resistant materials, such as wood, plastic or metal. No portable sign shall create hazardous conditions to motorists, bicyclists, or pedestrians. No portable sign may contain lights of any kind. Portable signs must be sufficiently weighted or constructed to keep the sign in the approved location. All portable signs shall be taken indoors at the close of each business day. The area of portable signs shall not be included in the computation of total permitted sign area."

**SECTION 13.** Section 200-98, titled, "Signs in commercial, limited industrial and planned industrial/office districts", subparagraph C(1) shall be revised as follows:

"C(1). Not more than one freestanding sign (pole or monument) shall be permitted for an establishment occupying an individual structure on a single lot. In the case of uses in combination, shopping centers, industrial or office parks, only one freestanding sign shall be permitted to identify the combined uses. For tracts with street frontage in excess of 1,000 feet of frontage ~~on another public street, only~~ one additional freestanding sign, ~~of the monument type only~~ shall be permitted provided that such sign shall be located no closer than 400 feet from the other."

**SECTION 14.** Section 200-98, titled, "Signs in commercial, limited industrial and planned industrial/office districts", subparagraph C(3) shall be revised by deleting subparagraph (c).

[Freestanding signs may be located no closer to a side or rear property boundary line or street right-of-way than the greatest of:

- (a) Fifteen feet.
- (b) A distance equivalent to the height of the sign.
- ~~(c) The minimum side or rear yard required for the permitted use being identified.]~~

**SECTION 15.** Section 200-98, titled, "Signs in commercial, limited industrial and planned industrial/office districts", subparagraph C(4) shall be revised as follows:

"C(4). No freestanding sign shall exceed 12 feet in height when measured from the ground level to the top of the sign. ~~The sign shall have a any area where s walk areas where vehicles drive, minimum distance of eight feet measured from ground level to the bottom of the sign.~~

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**SECTION 16.** Section 200-98, titled, "Signs in commercial, limited industrial and planned industrial/office districts", subparagraph D(3) shall be revised to delete subparagraph (b) so that the section now reads:

"D(3). The maximum display area of a sign mounted on any wall of a building or structure shall not exceed one square foot for each linear foot of building frontage on which the sign is mounted, provided that the total display area of such sign shall not exceed 10% of the total area of the wall on which the sign is mounted."

[The maximum display area of a sign mounted on any wall of a building or structure shall not exceed one square foot for each linear foot of building frontage on which the sign is mounted, provided that:

(a) The total display area of such sign shall not exceed 10% of the total area of the wall on which the sign is mounted.

(b) ~~The total display area of all signs mounted on the sides and/or rear of a structure shall not exceed the area of the sign mounted on the front wall.~~

**SECTION 17.** Section 200-98, titled, "Signs in commercial, limited industrial and planned industrial/office districts", subparagraph D(5) shall be deleted.

~~[Signs mounted on a side or rear wall exposed to the public view from either a street or parking area shall not extend above the height of the front mounted sign.]~~

**SECTION 18.** Section 200-62.B(2) shall be deleted and the section number reserved.

**SECTION 19.** A new Section 200-72.3, titled, "Commercial motor vehicle restriction" shall be adopted and provide as follows:

**§200-72.3. Commercial motor vehicle restriction.** It shall be unlawful to park any commercial vehicle, whether operated under its own power or not, on any street or highway in the Township, other than temporarily, for the limited purpose of loading from, unloading to, or providing service directly for a particular property in the Township. For purposes of this regulation, "commercial vehicle" shall include any vehicle with more than two axles and/or the following types of vehicles: those defined by the Pennsylvania Vehicle Code as "commercial motor vehicle", "construction truck," "farm equipment," "farm vehicle," "mass transit vehicle," "modular housing undercarriage," "motor carrier vehicle," "special mobile equipment," or "truck tractor;" any motor vehicle towing a trailer or another vehicle or with a trailer or other vehicle attached to it for towing; and an unattached trailer. This section shall not apply to a small truck or van with no more than two axles parked at the residence or place of business of the driver, provided it is otherwise in compliance with all other applicable parking, traffic and zoning regulations, except that trailers of any kind may not be parked on the street unattached to a motorized vehicle."

**Commented [KC1]:** This could also go in Vehicle Chapter and not zoning?

**SECTION 20. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**SECTION 21. Repeater.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 22. Effective Date.** This Ordinance shall become effective five (5) days following the enactment as by law provided.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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Gwen A. Jonik, Secretary

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Jennifer F. Baxter, Chair

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Andrew P. Durkin, Vice-Chair

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Sandra M. D'Amico, Member

UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE \_\_\_\_\_ - \_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED “ZONING” TO AMEND CERTAIN SIGN REGULATIONS; SPECIFICALLY SECTIONS 200-94.B, 200-94.I, 200-94.O, 200-95.F, 200-95.K, 200-96, 200-98(C)(3), 200-98(C)(4), 200-98(D)(3); TO DELETE SECTIONS 200-62.B(2), 200-94.E, 200-94.F, 200-94.G, 200-94.W AND 200-94.X; AND TO ADD A NEW SECTION 200-72.3 TITLED “COMMERCIAL MOTOR VEHICLE RESTRICTION.”**

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**SECTION 1.** Section 200-94, titled, “Regulations applicable to all signs”, subparagraph B shall be amended as follows:

“B. No sign shall be erected or maintained within the lines of, or project over, any public street or public sidewalk, or shall be closer to a street or sidewalk surface than 5 feet,; unless said sign is a street sign or attached flatly to a building.

**SECTION 2.** Section 200-94, titled, “Regulations applicable to all signs”, subparagraph E shall be deleted and the section number reserved.

**SECTION 3.** Section 200-94, titled, “Regulations applicable to all signs”, subparagraph F shall be deleted.

**SECTION 4.** Section 200-94, titled, “Regulations applicable to all signs”, subparagraph G shall be deleted.

**SECTION 5.** Section 200-94, titled, “Regulations applicable to all signs”, subparagraph I shall be revised as follows:

“I. Signs on vehicles denoting a business-related activity are business signs. Vehicles containing a business sign and parked in a residential district shall be permitted provided the vehicle is owned by a resident of the property and is parked on the driveway or within a garage. This prohibition shall not apply where the vehicle owner is actually engaged in authorized repairs or construction at the location where the vehicle is parked.

**SECTION 6.** Section 200-94, titled, “Regulations applicable to all signs”, subparagraph O shall be revised as follows:

“O. y . Any sign which no longer advertises an existing use conducted on the premises shall be removed by the owner of the property within 30 days. The Zoning Officer, upon determining that a use has ceased while a sign remains, shall notify the owner of the premises, in writing, to remove said sign within 30 days from the date of such notice. Upon failure to comply with such notice within the prescribed period, the Zoning Officer may remove or cause the removal of such sign and collect the cost of such removal, together with any penalties, from the owner in a manner provided by law.”

**SECTION 7.** Section 200-94, titled, “Regulations applicable to all signs”, subparagraph W shall be deleted.

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“F. Permanent window signs shall not be included in the computation of total permitted sign area and shall not require a sign permit. The total area of all window signs, including both temporary and permanent window signs, shall be limited to 25% of the glass area and shall not obscure views from the outside to the interior of the commercial use.

**SECTION 10.** Section 200-95, titled, “Exempt signs”, subparagraph K shall be revised as follows:

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(1) One temporary sign per 1/4 acre of net lot area of property may be located on the owner's property for a period of 30 days prior to an election involving a voter referendum or candidates for a federal, state or local office that represents the district in which the property is located. Such signs shall not exceed 15 square feet.

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**SECTION 13.** Section 200-98, titled, "Signs in commercial, limited industrial and planned industrial/office districts", subparagraph C(1) shall be revised as follows:

“C(1). Not more than one freestanding sign (pole or monument) shall be permitted for an establishment occupying an individual structure on a single lot. In the case of uses in combination, shopping centers, industrial or office parks, only one freestanding sign shall be permitted to identify the combined uses. For tracts with street frontage in excess of 1,000 feet of frontage, one additional freestanding sign, shall be permitted provided that such sign shall be located no closer than 400 feet from the other.”

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- (a) Fifteen feet.
- (b) A distance equivalent to the height of the sign.

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**SECTION 15.** Section 200-98, titled, "Signs in commercial, limited industrial and planned industrial/office districts", subparagraph C(4) shall be revised as follows:

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(a) The total display area of such sign shall not exceed 10% of the total area of the wall on which the sign is mounted.

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**SECTION 19.** A new Section 200-72.3, titled, "Commercial motor vehicle restriction" shall be adopted and provide as follows:

**“§200-72.3. Commercial motor vehicle restriction.** It shall be unlawful to park any commercial vehicle, whether operated under its own power or not, on any street or highway in the Township, other than temporarily, for the limited purpose of loading from, unloading to, or providing service directly for a particular property in the Township. For purposes of this regulation, "commercial vehicle" shall include any vehicle with more than two axles and/or the following types of vehicles: those defined by the Pennsylvania Vehicle Code as "commercial motor vehicle", "construction truck," "farm equipment," "farm vehicle," "mass transit vehicle," "modular housing undercarriage," "motor carrier vehicle," "special mobile equipment," or "truck tractor;" any motor vehicle towing a trailer or another vehicle or with a trailer or other vehicle attached to it for towing; and an unattached trailer. This section shall not apply to a small truck or van with no more than two axles parked at the residence or place of business of the driver, provided it is otherwise in compliance with all other applicable

parking, traffic and zoning regulations, except that trailers of any kind may not be parked on the street unattached to a motorized vehicle." 

**SECTION 20. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**SECTION 21. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 22. Effective Date.** This Ordinance shall become effective five (5) days following the enactment as by law provided.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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Gwen A. Jonik, Secretary

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Jennifer F. Baxter, Chair

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Andrew P. Durkin, Vice-Chair

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Sandra M. D'Amico, Member



## UPPER UWCHLAN TOWNSHIP

Planning Commission  
March 13, 2025  
6:00 p.m. Workshop  
7:00 p.m. Meeting  
Minutes  
**Draft**

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

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Steve Fean, Jeff Smith (Meeting), Taylor Young

Anthony Campbell, Zoning Officer (Workshop)  
Gwen Jonik, Planning Commission Secretary

Absent: Jessica Wilhide

6:00 Workshop

Sally Winterton called the Workshop to order at 6:05 p.m. There was 1 citizen in attendance.

Sally reiterated that the Board of Supervisors has asked the Planning Commission (PC) to table ordinance work for the time being, other than the sign ordinance amendments drafted by Anthony Campbell and Kristin Camp, Esq. In reviewing current sign regulations, Anthony found contradictions, inconsistencies, and several that do not meet case law anymore. The biggest change relates to temporary signs, political signs (§200-95.K.)

Should a time limit be set for temporary signs, such as contractor's signs? 30 days was discussed. Too many temporary signs detract from the business or property.

Regarding permanent signs, how many signs are allowed per linear feet of road frontage, especially where there are multiple tenants and businesses? Anthony will provide a suggestion.

Setback from the street proposed a reduction from 10 feet to 5 feet from the property line, providing businesses that don't have enough room for their sign to be back 10 feet can do so; need to be careful with sight distance.

§200-98C for signs in the C-1 Village District was confusing as to how many and what type of signs are allowed; contradictory; Anthony proposed allowing 2 signs and don't mandate what type(s). Discussion included what is "frontage"; and to limit to 1 sign per street frontage.

Discussion of digital or multi-colored digital signs included restricting near residential properties; restrict the number of colors and how frequently the message can change – every few minutes, half hour, hourly; it should fit in the character of adjacent properties; limit the lumens.

The PC consensus regarding wall sign placement is they shouldn't have to be on the same plane around all sides of a building. There are instances where that doesn't work.

The PC consensus was it's okay to have monument signs in the C-1 Village District.

Discussion of illuminated signs in residential districts [§200-94.F., 200-97.B.(3)] was very similar to commercial signs in residential districts. Anthony would like to know if it's okay to have lights on commercial signs in residential districts? He will look into definitions of commercial, non-

residential, institutional, for further discussion. Perhaps institutional sign regulations should be separated from commercial signs.

Current regulations prohibit commercial vehicles from parking on one's property or the street in the residential districts, except for contractors working on a property, because of the weight. Should that be revised?

Sally Winterton adjourned the Workshop at 7:00 p.m.

7:00 p.m. Meeting

Sally Winterton called the Meeting to order at 7:02 p.m.

Conditional Use Application ~ 116 Christine Drive.

Josh Verner, property owner of 116 Christine Drive, attended to present and discuss the continued use of the property as a short-term rental. The PC members had read through his application and pictures and several members had driven past the property. Mr. Verner explained that he had renovated his childhood home, inside and out, and has been renting it out for long weekends -- mainly to friends/family of local residents who are coming to visit, attend special events or weddings -- or for several months to folks who are getting work done to their homes or rebuilding after a fire.

Jim Dewees moved, seconded by Taylor Young, to recommend the Board of Supervisors grant conditional use approval. The motion carried unanimously.

Meeting Updates:

Environmental Advisory Council (EAC). Jessica Wilhide wasn't present to provide an update. Historical Commission (HC). David wasn't able to attend. Gerry Stein commented there was nothing significant discussed at the meeting.

Planned Industrial / Office Zoning District Uses Subcommittee (PI/O). Joe Stoyack noted he, Taylor, and Jessica have had a few meetings with Neal Fisher, Hankin Group, and Neal's coworker. Joe will merge the subcommittee's ideas with what the PC had previously discussed and bring to a future PC meeting. Tony Scheivert had asked Joe and Sally to hold off any more work on zoning ordinances until after the updated Comprehensive Plan is adopted, so they may distribute it in April or May.

Approval of Minutes

Jeff Smith moved, seconded by David Colajezzi, to approve as presented the minutes of the February 13, 2025 Planning Commission Meeting. The motion carried unanimously.

Sally Winterton announced the next meeting is scheduled for April 10, 7:00 p.m. Whether a Workshop will be held is to be determined.

Open Session

Joe Stoyack commented on the housing inventory and opportunities in the Township and spoke of apartments. They are allowed in certain districts but is there room for them. Brief discussion included whether townhouses are counted as an equivalent, and that there may be sewage disposal capacity concerns.

Gerry Stein mentioned the next lecture is March 24 regarding the early iron age in Chester County.

Taylor Young asked about the Township possibly purchasing the Diament building on Byers Road. Gwen Jonik noted it is being considered for the administrative offices and the police would occupy the entire existing building.

Jeff Smith asked for an update regarding Toll's 100 Greenridge Road court case. No update.

Jim Dewees asked about the Township's plans for the Wertz Farm lot they purchased recently.

Gwen Jonik noted the Authority is negotiating the purchase of 161 E. Township Line Road for wastewater disposal area.

Chad Adams asked for an update of P.J. Reilly's development plan for 301 Park Road. Gwen Jonik noted there has been little movement in the land development plan process.

Adjournment

Jim Dewees moved to adjourn the Meeting at 7:36 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary