



UPPER UWCHLAN TOWNSHIP

Planning Commission

March 13, 2025

6:00 p.m. Workshop

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, 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