



Upper Uwchlan Township  
Joint Boards and Commissions Workshop  
April 8, 2025  
4:00 p.m.  
Minutes  
**Approved**

**Attendees:**

Jenn Baxter, Chair  
Andy Durkin, Vice-Chair  
Sandy D'Amico, Member  
Tony Scheivert, Township Manager  
Gwen Jonik, Township Secretary  
Rhys Lloyd, Codes Enforcement Officer  
Anthony Campbell, Zoning Officer  
Mike Esterlis, Public Works Director  
Joe Carr, Police Lieutenant  
Tom Jones, Police Chief

Matt Brown, Authority Administrator  
Bob Watts, Municipal Authority Chair  
Vivian McCardell, Historical Commission Chair  
Gerry Stein, Historic Commission Co-Vice-Chair  
Sushila Subramanian, Park & Recreation Board Chair  
Jim Greaney, Zoning Hearing Board Chair  
Sally Winterton, Planning Commission Chair  
Neil Phillips, Environmental Advisory Council Chair  
Byron Nickerson, Emergency Management Planning  
Commission Chair  
Steve Hirsh, Emergency Management Planning  
Commission Vice-Chair

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

Jenn Baxter called the Workshop to order at 4:06 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to record the meeting. There were none. Three citizens attended.

**Boards and Commissions Updates**

**Historical Commission (HC).**

Vivian McCardell reported the HC has been reviewing the impact of new construction and of demolition on historic resources; reviewing historic resource impact statements; curious of what the Wertz Farm will be used for – perhaps the house and 5 acres could be sold and the Township can use the remaining 7 acres for park / open space; the Windsor Baptist Church parsonage demolition was approved by the Board; worked on updating the Comprehensive Plan, historic resource protection plan; update the historic resource inventory, adding 9 new resources; the quarterly lecture series is going well; opened the Upland Farm farmhouse museum and they are going well; participating in the Struble Trail Life & Times May 3, 2025; proposing a self-guided driving tour for America250; became members of the Chester County Historic Center; working on a digital logo; interpretive signage – working with the County for the Dorlan Mill miller's house, railroad bed; markers / plaques for historic buildings, perhaps an oval sign with circa info and historic name and our resource inventory number – property owners to purchase or Township to purchase? Tony Scheivert noted that Eagle Animal Hospital won't be re-building in Byers Village for quite some time - they've signed (2) 10-year leases for the Senn Drive building they've been operating out of since last year.

**Municipal Authority (Authority).**

Matt Brown and Bob Watts attended. Matt reported that the Authority has signed a sales agreement for 161 E. Township Line Road, a potential disposal field with 60,000-65,000 gallons disposal capacity per soil scientists and hydrogeologists; received an appraisal for the parcel at the end of Green Valley Road for another disposal field; PaDEP has been very slow in reviewing / approving permits; Matt is meeting with DEP April 30 regarding permits and our Act 537 Plan approval; Meadow Creek sewer expansion – waiting for the permit; Eaglepointe conversion – we need an easement; Milford Farms – construction starting in May, and we'll pave entire cartway when it's done.

Vivian McCardell noted that on the 161 E. Township Line Road parcel (Senn property) there are closed off entrances to graphite mines and the cave – be aware and careful. Matt noted they are away from the proposed disposal fields and drip irrigation will be in the woods. The Authority completed environmental studies on the Senn property and the parcel is okay. There are 4-5 acres of flat area that could be used by the Township.

Park & Recreation Board (PRB).

Sushila Subramanian thanked the Board and Tony Scheivert for the recent volunteer additions: Jen, Jamie and Vignesh; new projects are the annual Easter Egg Hunt / scavenger hunt at Hickory Park, the 2025 Earth Day celebration including a bluebird presentation; the summer concert series will begin in June; a Garden Tour is planned for July 12 – 4 homes, Cathy Tomlinson's is one of them; trunk or treat, tree lighting. Any update of the Windsor Ridge trail? Tony advised that once the Porsche dealer comes in with their revised plans, we'll work on a connection. Update for a trail between Starbucks and Wawa? Tony said the Eagle Mobility Study will look into that. The PRB would like a map of the trails crafted, one that is user-friendly and handy, perhaps with a QR Code.

Planning Commission (PC).

Sally Winterton advised that there has been very little subdivision or land development activity lately. The PC had been working on the Comprehensive Plan update, which could be adopted later this month. They are working on updating ordinances – currently, sign regulations. The demolition permit request for the Windsor Baptist Church parsonage was one of the toughest decisions in her tenure on the PC.

Technology Advisory Board (TAB).

Ric Bassler provided an update via email. One of the TAB members is moving out of the township so there will be a vacancy on the TAB. They'll craft the final recommendation(s) following the completion of the cybersecurity audit and they'll review with our I.T. provider.

Zoning Hearing Board (ZHB).

Jim Greaney reported the ZHB held several hearings late last year. In October, a Popjoy Lane resident requested relief from construction in steep slopes, which was granted as the slopes were man-made. In December, Chester County Marble requested relief to convert a 2<sup>nd</sup> floor office space into 1 apartment, which was granted.

Emergency Management Planning Commission (EMPC).

Byron Nickerson and Steve Hirsh attended. Steve is now the Deputy Emergency Management Coordinator (EMC), and he is involved in all aspects of the EMPC. Planned activities are: to communicate with the community for safety, and the resources available; to modify the EMPC's webpage; to try to plan for every possibility, even if we think it'll never happen; the tabletop exercise with Public Works was productive; next tabletop exercise planned is regarding a chlorine truck issue at Fellowship Road and Route 100. Byron thanked the Board and Tony for their support and embracing their vision, especially the community assistance trailer, which they're equipping; transitioning Steve to be the EMC and Byron would be the Deputy; ongoing hazard mitigation plan with the County, State and Federal governments— every 5 years to update and look at hazards in the township, such as flooding, etc. There is a list of 15 hazards identified by the County, with criteria to prioritize. We're reviewing and revising to match our activities, roadways, characteristics, etc.

Environmental Advisory Council (EAC).

Neil Phillips reported that for the upcoming Earth Day celebration (4<sup>th</sup> year) we have 21 vendors signed up. There will be music, food, and a bluebird house presentation. The HC museum will be open, and the EAC will provide flower seed packets and rain gauge construction. Upcoming activities include an E-waste and shredding event in October. At this past Saturday's event an estimated 125 vehicles dropped off items. There's a litter cleanup event May 17 and another mid-September; daffodil bulbs in reusable bags were handed out at trunk or treat last year; seed packets will be handed out at the block party; the EAC is monitoring West Chester borough's litigation regarding

stormwater fees – we'll learn what and what not to do; the County is trying to coordinate local EACs to work through issues with HOAs, such as use of open space and HOA restrictions on solar energy; the EAC loves their junior members; thanked Public Works for help with E-waste and shredding event. Tony commented that Kelly Krausz has been doing a fantastic job gathering vendors for earth day.

Sushila thanked the Police Department for their involvement in every activity we do.

Sally commented that dead trees along the roads should be considered during hazard mitigation discussions. Whether they are still standing or have fallen and were cut just enough to get off the road, these trees are a hazard. We need to be proactive and get those trees taken care of in Upper Uwchlan. We no longer need shade trees along the roadways; that was for a time before all cars had air conditioning.

There was brief discussion on who's trees are in the right-of-way, the property owner or the municipality? Byron suggested a tree inventory be taken and notify property owners of trees along their property, make them responsible.

There may be FEMA grants available for hazard mitigation.

Gerry Stein asked the status of the Uwchlan Ambulance substation in Upper Uwchlan. Byron advised that the substation has been operating for a few years. Tony advised a carport was installed for the ambulance and there's a lounge area where personnel wait for calls. They try to keep a rig in the Township but are not always able to do so if there are a lot of calls to the south. Byron mentioned they like it and have shorter response times for our residents.

Jenn Baxter noted that Marsh Creek Water Sports has concerns regarding the preparedness at the State Park for water-related issues, especially in the off season when the Park's boats are out of the water and not many people are around. Tony will include the topic in the next meeting with the Park Rangers. Chief Jones said they're meeting with the Rangers next week and they'll discuss it.

Byron commented they looked at response if there was a pipeline incident that closes Park Road and Moore Road and folks need to evacuate. One route is to go through a back yard on Stephen Drive into Marsh Harbour and then take a boat / ferry to the west side of lake.

#### Open Session

Tony announced Walt Styer's recent passing. Walt was a Township Supervisor for quite a few terms in the 1990s and early 2000s.

Gwen Jonik announced that the Comprehensive Plan adoption is slated for April 21. Jenn Baxter thanked all the volunteers for their tireless, forward-looking participation.

#### Adjournment

There being no further business to be brought before the Board, Jenn Baxter adjourned the Workshop at 5:25 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary