



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION WORKSHOP, MEETING

May 8, 2025

Minutes

Approved

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

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Jim Dewees, Stephen Fean, Jessica Wilhide, Jeff Smith, David Colajezzi, Taylor Young, Chad Adams

Mary Lou Flickinger, P.E. – Gilmore & Associates
Anthony Campbell, Zoning Officer (Workshop)
Kristin Camp, Esq., Township Solicitor (Workshop)
Sandy Diffendal

Gerry Stein (liaison to H.C), Neal Fisher (Hankin), Alyson Zarro, Esq., Jake Tackett

6:00 Workshop

Sally Winterton called the workshop to order at 6:05 pm. There were no citizens in attendance.

Sign Ordinance Amendments

Kristin reviewed the most recent sign ordinance changes, noting it is complex, and people will interpret the regulations differently. The Township Zoning Officer will determine if signs are following the Ordinance when possible. Every situation cannot be addressed.

Jim Dewees moved to recommend approval to the Board of Supervisors. Taylor Young seconded. No opposition, no abstentions, motion carried.

Short-Term Rental Ordinance

The Short-Term Rental Ordinance was discussed. The Board wants to add a few more regulations in the ordinance, such as the number of animals allowed on a rental property, and that guests should be 25+ years to rent. It was stated that a majority of the renters are those who travel for business and to visit family. Neal Fisher asked how we would enforce the age limit.

The Board of Supervisors is not signing any ordinances until after the Comprehensive Plan, which was approved in April, has been posted to the website.

Landscaping/Screening Regulations

Chris Garrity from RGS was not able to attend.

Discussion about the landscaping ordinance amendments included that the County Planning Commission came out with guidelines recently that landscaping should be concentrated on more urban, Exton-type things.

Do we replace trees due to removal, carbon dioxide or due to streetscape?

An overgrowth of trees causes poor vision and potential of power lines down.

A tree credit account was discussed, stating in lieu of replacing trees that would eventually make the land overgrown, contribute to a fund.

500 Pottstown Pike – Porsche Service Center

Gilmore reviewed the Preliminary Land Development Plan by T&M. Many comments were made regarding the Subdivision and Land Development Ordinance, the Zoning Ordinance, and the Stormwater Management Ordinance.

Alyson Zarro reviewed the consultants' comments regarding the 500 Pottstown Pike Land Development Plan. All were read by Alyson and most responses were that the Applicant would comply with the comments.

However, there were a few comments for discussion:

1. Several conditions in the Conditional Use Decision & Order;
2. Jake Tackett said there were internal workshops to address the location of a public trail to provide a connection to the trails at Fellowship Field. Jake stated that they concluded there was not enough room to connect the trails;
3. Regarding the monument sign, it was proposed that the Porsche sign be a stone wall. They're still working on it;
4. All waivers will have a formal letter;
5. Tree clearing will be updated on the Conservation Plan.
6. The Historical Commission asked for photos for clarification.

A tree survey will be done, and all landscaping comments will be updated.

Gerry Stein, liaison to the Historical Commission, noted that the pathway on the adjacent property was not a walkway to Fellowship Fields. He asked if in the vegetative plan, could a farm wall be incorporated so it can be seen?

Approval of Minutes

Jim Dewees moved, seconded by Jeff Smith, to approve as presented the minutes of the April 10, 2025 Planning Commission Meeting. The motion carried unanimously.

Sally Winterton announced that the next meeting is scheduled for June 12, 2025, 7:00 pm.

Adjournment

Sally Winterton moved to adjourn the Meeting at 8:10 p.m. All were in favor.

Respectfully submitted,

Sandy Diffendal