



UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION WORKSHOP, MEETING  
August 14, 2025  
Minutes  
Approved

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

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair (Meeting); Chad Adams, David Colajezzi, Steve Fean, Jeff Smith, Jessica Wilhide, Taylor Young  
Gwen Jonik, Planning Commission Secretary

Invited Guest: Michele Welch, RGS (Workshop)  
Mary Lou Flickinger, P.E., Township Engineer (Meeting)

6:00 p.m. Workshop

Sally Winterton called the Workshop to order at 6:04 p.m. There were no citizens in attendance.

Landscaping / screening regulations. The Commission reviewed landscaping / screening regulation amendments prepared by Chris Garrity and Michele Welch of RGS. Michele was present to answer questions. The amendments will make regulations easier to understand and comply. Current regulations cause double the tree count if replacing woodlands and regular landscaping requirements. Proposed landscaping and screening requirements were weighed against other townships. Trees can be replaced with deciduous, evergreens, shrubs, plugs, etc., providing a more balanced plan.

Discussion included:

screening/fencing. Items stored shouldn't be seen above the screening./fencing. How high are fences or screening allowed to be?

Maintenance. All landscaping and screening needs to be maintained – pruned, trimmed, etc.

Propose planting shorter trees – not all trees need to be a tall variety that can fall on people, roads, houses. We do want aesthetically pleasing landscaping but consider where they are being planted.

Shade trees. weigh the use, purpose, benefits, drawbacks.

Location. Don't plant street trees right next to the road or sidewalk – move back several feet. Michele noted we do have a street tree ordinance and suggests trees be planted outside the right-of-way, which puts them in people's yards – they or the HOA are responsible for maintenance.

Proposed "Tree Maintenance" regulations are proposed (page 29 of the proposed amendments).

Street trees do not need to grow tall. Michele noted including references to use Cornell University's or Penn State Extension's recommended tree lists as they are updated regularly and allow for different situations.

Shade trees, in commercial settings, block signage, road signs, shop signs, shopping center signs; they also drop leaves which can clog or impede storm water infrastructure.

Several Planning Commission members expressed they favor the proposed amendments. The amendments will address our current needs. Michele noted the amendments will provide a nice balance and opportunities for variety and options. Planting native species is the big push; beech leaf disease is coming; unfortunately, it'll decimate the trees quickly.

Michele compared what was required for the Preserve at Marsh Creek when it was approved and what would be required using the proposed regulations. At the time, 500 trees were removed, requiring 2,182 trees planted between the woodland replacement and standard landscaping regulations. The plants have to stay alive or be replaced for 18 months. If they are planted too close they choke each other out. Tree sizes, same thing. They planted smaller sized trees at the Preserve.

They also ran a “test case” using Eagleview Lot 1C, which is constructed. The site was wooded; it’d be impossible to replace the number of trees and the size required (“dbh” = diameter at breast height, typically 4.5’). They would’ve needed 1,568 additional trees on top of what was on 1C’s plan plus 4,292 for regular landscaping.

For 1C they’d propose using alternative trees and plantings, some evergreens, some shrubs, etc. With perimeter buffer with a similar use, screening buffer against the residential boundary, basin buffers, street trees, parking vegetation, building façade vegetation, they would’ve needed 1,488 trees. They didn’t provide that amount and would’ve asked for “in lieu of” replacement.

Discussion included using understory or ground covers instead of trees and shrubs; ground covers can be used but typically in mulched beds; seed mix in meadows or riparian buffers.

Michele noted several revisions were within Zoning; screening amendments were moved to Subdivision/Land Development (SALDO); in SALDO rather than Zoning, applicant would ask for a waiver not a variance.

Everyone was in agreement that the proposed amendments bring us very close to what is desired. The next step is for RGS to provide a clean copy of the proposed amendments to the next PC meeting for review, discussion, and a possible recommendation to the Board of Supervisors. Staff and the Township Solicitor would also review prior to the Board of Supervisors.

The “in lieu of” funds go in to the General Fund, to be used for perhaps township property trees that have died, need maintenance, etc. Michele can add the maintenance of trees to that section.

#### 7:00 MEETING

Sally Winterton called the meeting to order at 7:00 p.m.

#### 500 Pottstown Pike / Chester Springs Service Center – Revised Land Development Plans

Cameron Wolfson, Riley Riper Hollin Colagreco, Jake Tackett, T&M Associates, Mr. Kerchner and Mr. LeBow, were in attendance. Mr. Wolfson and Mr. Tackett presented revised plans (July 17, 2025) and are seeking a recommendation for preliminary plan approval. Mr. Wolfson provided a brief introduction, distributed a drawing of a draft Porsche monument sign and an updated (August 14, 2025) waiver request letter. The proposed building, as revised, is 45,774 SF with associated parking for storage of vehicles and stormwater infrastructure. There are 358 parking spaces; 30% total impervious coverage and parking is in accordance with Township requirements. The adjacent property at 480 Pottstown Pike is not included or considered with this plan, though they might enhance the Route 100 frontage.

Discussion included:

the curved access/egress seemed awkward, though necessary to accommodate the change in elevation without running into the building; car carriers only carry 3-5 cars, not the typical sized trailer; small delivery trucks in/out, off hours.

This site is for repairs and services, not body work. Pre-delivery inspections might occur occasionally but most are done at their main sales location.

The rear parking field is for storage of inventory for off-site sales.

Signage and striping will be coordinated with the township engineer.

The lighting plan does or will comply with ordinances regarding spill over to adjacent properties.

The Gilmore letter (August 7, 2025) containing consultants’ comments was reviewed. Mr. Wolfson advised the majority of items will be complied with. However, several require discussion, as follows.

#### Conditional Use

No trail to Fellowship Fields is provided as it's not feasible to connect to the private drive to the rear, and any trail would require zoning relief and special permitting with the State to construct within existing regulated wetlands.

They will install the largest permissible sign, a monument sign, standard Porsche, stone, internally illuminated.

#### Zoning Ordinance

They will install a 10' wide multi-use trail along Route 100.

#### Subdivision and Land Development Ordinance (SALDO)

A partial waiver from providing an historic resource impact statement was requested. They met with the Historical Commission (HC) August 5 and the HC recommended granting the waiver.

Waivers are requested from providing woodland, hedgerow, and vegetation disturbance replacements. Planting over 1,000 trees and 900 shrubs would be required. They'd like to provide a fee in lieu of those plantings. They will work with the Township Engineer to provide a cost estimate for the fee and enter a financial agreement before Final Plan approval. A rough estimate of \$350/tree that should be replaced was suggested. Quite a bit of the existing vegetation along Route 100 will remain.

Waivers are requested from various stormwater management items. Environmental studies had been completed which showed some metals but not at levels of concern to residential uses, no contamination. Stormwater will leave the site in the same way it goes today but via a controlled path. They will comply with NPDES permitting.

Joe Stoyack had forwarded the environmental study to Neil Phillips, Chair of the Township's Environmental Advisory Council, for comments. Sally Winterton read aloud Mr. Phillips' email and she'll forward it to Gwen for inclusion in the proceedings and files and to be forwarded to the Applicant.

Brief discussion included adding revised lighting to the Final Plan, receiving updated comments from the Fire Marshall regarding fire truck maneuverability.

A traffic light on Route 100 is proposed, they are coordinating the transportation impact fee with the Township Solicitor, sight distance triangles will comply with PennDOT regulations.

They will comply with all of ARRO's comments regarding wastewater treatment and disposal.

The Historical Commission's comments were attached to Gilmore's letter and they support a partial waiver from the historic resource impact statement.

Taylor Young moved, seconded by Jeff Smith, to recommend Preliminary Plan approval and granting the waivers conditioned on a fee being established in lieu of planting the required number of replacement trees and adding the photo metrics to the Final Plan submission. Gerry Stein inquired of the location of the battery burn shed, which is exterior to the building. Any removed battery – during repairs or being replaced -- might be corroded and is held in this "shed" for safety until it is picked up for disposal elsewhere. The motion carried unanimously.

They will proceed to the Board of Supervisors to seek Preliminary Plan approval.

### Meeting Updates ~ Reports

Environmental Advisory Council (EAC). Jessica advised the EAC is speaking with the sustainability director at the County to approach HOAs about sustainable activities; there is a litter cleanup event September 27; October 11 is the next e-waste collection and shredding event.

Historical Commission (HC). David advised the next presentation in the lecture series is September 9 with Bob Wise speaking on historical architecture in the County. The lectures have had a nice attendance of 60-80 and the museum open houses have 10-15 attendees each month.

Sally Winterton announced a letter had been received from the owner of 164 Byers Road, located in the C-1 Village District, who is requesting we return to allowing residential-only use on that property instead of allowing residential in a mixed use. Sally summarized and read a portion of the letter. The Commission members are not in favor of changing zoning to allow a residential-only use on that property or in the C-1 Village District. The property owner could perhaps seek a variance.

### Comprehensive Plan 2025 ~ Review Recommendations

The Commission received the list of implementation recommendations where the Commission is to lead the action/task. They discussed how to determine priorities. They will look at tasks determined to be "short-term".

Sally Winterton and Joe Stoyack have sent an email to the Township Manager and the Board of Supervisors regarding the potential impacts from neighboring townships' developments – large housing developments planned in Glenmoore and beyond, Lionville Station Road. They suggest an updated traffic study is necessary. Suggestions for relieving congestion include roundabouts, Route 100 being 2 lanes in 1 direction and Graphite Mine Road being 2 lanes in the other direction, with plenty of cross streets – Darrell Drive, Park Road / Station Boulevard, Byers Road --; and perhaps limiting truck tonnage that goes through the Village. Joe suggested forming a small focus group to come up with ideas, the Township working with our neighbors; swapping Route 100 and Graphite Mine Road which should take a lot of traffic out of the Village; and Jessica reminded them of the existing Eagle Mobility Study which is looking at some of these concerns.

Sally suggested the Commission should focus on traffic-related recommendations first, then historical-related tasks such as the Historic Resource Preservation and Protection Plan. An Official Map can be drafted following updating the traffic study and the Open Space, Recreation and Environmental Resource (OSRER) Plan.

### Approval of Minutes

Jeff Smith moved, seconded by Jessica Wilhide, to approve as presented the minutes of the July 10, 2025 Planning Commission meeting. The motion carried unanimously.

Sally announced the next Planning Commission meeting will be held September 11, 2025.

### Open Session

No comments were offered.

### Adjournment

Jeff Smith moved to adjourn the meeting at 8:40 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary