



Upper Uwchlan Township
Joint Boards and Commissions Workshop
September 9, 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
Tom Jones, Police Chief
Dave Leh, Township Engineer
Chris Williams, Township Traffic Engineer
Kristin Camp, Esq., Township Solicitor

Matt Brown, Authority Administrator
Bob Watts, Municipal Authority Chair
Vivian McCardell, Historical Commission 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

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

Jenn Baxter called the Workshop to order at 4:00 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to record the meeting. There were none. Two citizens attended.

Boards and Commissions Updates

Planning Commission (PC)

Sally Winteron reported the PC has been working on amending the landscaping ordinance, proposing a reduction in the quantity of replacement trees and use of native plants, trees, shrubs. They're also reviewing the Comprehensive Plan (compplan) implementation recommendations.

Technology Advisory Board (TAB)

Gwen Jonik reported on Ric Bassler's behalf. They haven't had much activity since the last Joint Boards & Commissions Workshop. Another member has moved out of the Township so there are a 2 few vacancies to fill.

Zoning Hearing Board (ZHB)

Jim Greaney spoke of the withdrawal of Gunner Properties' variance request for larger building footprint for apartments at Park Road-Little Conestoga Road-Route 100. He said a Hearing would've been a good opportunity to learn exactly what they had in mind, and to educate residents of the zoning hearing process and the misinformation that spreads due to speculation.

The ZHB held a Hearing in July for an applicant proposing a deck and sunroom to their home that would encroach the rear-yard setback. The variance was granted.

Sally Winterton was curious if a presentation or flow chart is available describing the processes for zoning variances, conditional use requests, subdivision/land development approvals, etc. Tony Scheivert noted the Township will craft the information.

Discussion turned to official maps and open space preservation. Official maps show the desires and vision of the Township – where they'd like open space, parks, trails, certain kinds of development -- and give the Township the right of first refusal when land becomes available. Anthony Campbell noted there are several vendors with interactive maps that might be helpful.

Emergency Management Planning Commission (EMPC)

Byron Nickerson had a handout listing the EMPC's activities since Spring. There was a storm damage assessment conducted after high winds went through the north west part of the Township; providing community awareness and emergency preparedness; developing the community assistance trailer; held the 4th annual roundtable with our emergency service providers; holding first aid and CPR training; trying to find people to volunteer during emergencies – get them trained beforehand; they hope to conduct next year an exercise for a chlorine tanker release; and Byron, the Township's Emergency Management Coordinator (EMC) is networking with regional EMCs.

Tony Scheivert commended Byron for checking door to door after that major storm that impacted properties on Styer Road, Revere Lane, and part of Font Road. Chief Jones noted one of the Limerick sirens near St. Elizabeth's went off in error this morning.

Environmental Advisory Council (EAC)

Neil Phillips reported that the EAC sponsored the 4th annual Earth Day celebration with 19 vendors, music, food, a blue bird house presentation, distributed native wildflower seed packets and had a rain gauge program for the kids. They are sponsoring an E-waste event October 11, including lithium batteries; a litter clean up September 27 – perhaps they'll do a trail cleanup next year; participated in the block party; will participate in the Trunk or Treat; watching West Chester borough's stormwater litigation; and discussed solar panels with local vendor. May conduct a pilot program at 3 wastewater treatment facilities; working with HOAs for sustainable / green things. Plans for 2026 include carrying out compplan recommendations; holding a Repair Café in February; investigating a community garden, perhaps on Dorlan Mill Road; working on stormwater measures for the 144 Byers Road property.

Historical Commission (HC)

Vivian McCardell reported the HC has been busy with a variety of activities: reviewing the new construction impact of the Porsche service center; saving artifacts from the Windsor Baptist Church parsonage – once the trees and asbestos shingles were removed, it was a great example of Victorian Italianate architecture and German wooden quoins; the HC wants to weigh in on the development of the Wertz farm; and also the Route 100 pedestrian trail behind the John Griffith house; they are also interested in what happens with the Gunther property at Park Road and Route 100; the quarterly lectures are going well; the Upland Farm farmhouse museum openings on the last Sunday of the month are going very well; they participated in Struble Trail day and the block party; the Chester County History Center is open and free to all Township residents October 18 – they have wonderful exhibits; America250 celebration planning is toward a self-guided driving tour of resources built at and before 1800 and exhibits geared toward that; working on their webpage

revamp; historic resource house plaques; the compplan recommendations; and working on a historic resource protection and preservation ordinance (HRPP).

Municipal Authority (Authority)

Bob Watts and Matt Brown attended. Matt noted they are contemplating small windmills and solar arrays at the Route 100 WWTF, which could mean 1/3 savings in electricity; PaDEP sent a draft approval letter for the updated Act 537 Plan, which has been under review for over 3 years; construction of the Milford Farms pump station is nearing the end and Font Road will paved from Blackhorse Road to Route 100 in the coming months; the Meadow Creek expansion plans are progressing; the Authority is part of the Township's General Obligation Bond issue -- \$5.3M to extend sanitary sewer to the Highview and Meadow Lane neighborhood, extend sewer further east on Byers Road to Senn Drive and on Senn Drive and/or further out Byers Road. The Authority has to amend its Articles of Incorporation to extend its term for 50 more years. Working through the permitting process for the Senn property on E. Township Line Road; contacting the Reserve at Chester Springs HOA regarding the 47 acre tract on what was known as the Frame Parcel Lot C for disposal area; working on improved communications with residents – monthly updates on the website; there is 800,000 gpd treatment capacity at the Route 100 WWTF and 600,000 gpd disposal capacity – looking to the Senn property and Frame property for disposal areas.

Steve Egnaczyk asked why the Font Road and Milford Road intersection was where the Milford Farms pump station was located. He commented it needs to blend in with its surroundings. Matt Brown answered that location provided as much gravity flow as possible for the sewer extension and the property owner was amenable to placing it there. It will be fenced and screened.

Park and Recreation Board (P&R)

Sushila Subramanian highlighted P&R's activities: participated in the block party; the first garden tour (4 properties) was a hit and will probably become an annual event; summer concerts were good; bluebird box projects at Upland Farm Park; participated in the GEYA parade; co-sponsoring the annual trunk or treat – this year will be held at Pickering Valley Elementary School. They are working on proposing a “restaurant night”, a permanent digital board; their junior member prepared a sensory equipment proposal for Upland Farm - Tony Scheivert advised that due to vandalism on the trail in Upland Farm Park, perhaps it could go at Hickory Park - there are a lot of things to consider. A groundhog day celebration has been proposed and will be discussed at their next meeting.

Jenn Baxter called for a 5-minute recess at 5:28 p.m.

164 Byers Road ~ QBD Ventures

Tony Scheivert summarized QBD Ventures' request for the Board to consider modifying the existing Zoning Ordinance to allow for multi-family usage in the C1 Village Commercial District, in which the property is located. The existing zoning ordinance allows for mixed-use dwellings via conditional use approval. A mixed-use dwelling is dwelling unit(s) above or behind a nonresidential use within the same building. The Planning Commission reviewed the request and did not favor considering modifying the zoning ordinance. The Supervisors reviewed the request and do not favor modifying the zoning ordinance.

Byers Station Parcel 5C Lot 2B Commercial / Celebree ~ Amended PRD Plan Phase 2.

Alyson Zarro, Esq., Guy DiMartino - TPD, Allan Greenberg - Celebree, Gary Large, and Chris Puzinas – Bohler Engineering, were in attendance. Ms. Zarro noted in the Phase 2 Plan, a third 10,500 SF building is proposed in a different location than initially approved, and the extension of Iris Lane out to Route 100 is removed. They are aware the Township is concerned with traffic circulation and pedestrian access and spoke with Kristin Camp and Chris Williams and they now propose a few revisions to the Plan. They relocated the northern access point of the parking lot onto Begonia to align with the northern Iris Lane, removed what had been an access between both Iris Lane intersections, and propose a 4-way stop for traffic calming and pedestrian safety at both Iris Lane/Begonia intersections. Mr. DiMartino stated it won't cause a problem with queuing from Station Blvd. Three cars can stack there. They can also then move the dumpster out to where the middle access point would've been. Celebree enrollment is 185. The Board isn't sure that's enough room during the morning drop off times. Installing a raised crosswalk on Begonia rather than a 4-way stop was suggested; however, Begonia is a private/HOA controlled roadway so it would have to be discussed and approved by the HOA. Celebree suggested they'd construct it or escrow the funds for the HOA. The retail building under construction is fully leased now with 3 businesses. Chris Williams wants to see Guy DiMartino's data and reiterated traffic can't back up on to Station Blvd. Landscaped or raised medians help with speed but a raised crosswalk is more effective for safety. A raised crosswalk might impact the storm drains or flow – this has to be reviewed. Crossing guards could help with the Station Blvd. crossing but the school district would have to hire and pay them. Moving the sidewalk and the Station Blvd. crossing to the east side of Begonia isn't a solution as there isn't room next to the homes and the school wouldn't let the crossing be located elsewhere. any other place.

The engineers will make sure the speed hump or raised crosswalk is possible with grading and stormwater, then meet with the HOA. Otherwise they'll proceed with 4-way stop sign intersections. The Board took no action on approval of the Phase 2 Plan previously submitted nor the ones presented this evening.

Amendment to Municipal Authority Articles of Incorporation

Kristin Camp advised that the Board of Supervisors created the Municipal Authority for a specific term – 50 years. The Board is requested to approve an extension of that term for another 50 years. Andy Durkin moved, seconded by Sandy D'Amico, to adopt **Resolution #09-09-25-07** extending the term of the Municipal Authority an additional 50 years. The motion carried unanimously.

Open Session

Kristin Camp commented on other options, including denial, of the Parcel 5C Lot 2B Phase 2 Plan. Chris Williams is concerned with the daycare's peak drop off / pickup traffic timing being clustered within 15 minutes rather than spread over an hour. The Board may require the extension of Iris Lane to Route 100 access as a condition of approval.

Adjournment

There being no further business to be brought before the Board, Jenn Baxter adjourned the Workshop at 7:22 p.m.

Respectfully submitted,
Gwen A. Jonik
Township Secretary