



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS MEETING

September 15, 2025

7:00 p.m.

Approved

Attending:

Board of Supervisors

Jennifer F. Baxter, Chair

Andrew P. Durkin, Vice-Chair

Sandra M. D'Amico, Member

Township Administration

Tony Scheivert, Township Manager

Lindsay Yeager, Assistant Township Manager

Gwen Jonik, Township Secretary

Jill Bukata, Township Treasurer

Rhys Lloyd, Director of Code Enforcement

Anthony Campbell, Zoning Officer

Tom Jones, Police Chief

Mike Esterlis, Public Works Director

Dave Leh, Township Engineer

LOCATION: Upland Farm Barn, 301 Pottstown Pike, Chester Springs PA 19425

Mrs. Baxter called the evening to order at 7:04 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting. There were many citizens in attendance for the special recognitions.

Recognitions

Mrs. Baxter read **Resolution #09-15-25-08**, recognizing the achievements of the Glenmoore/Eagle Youth Association's (GEYA) U12 All Star Little League baseball team who made it all the way to the Little League World Series this year. She noted it's been so exciting to see all the enthusiasm throughout the community. Mrs. Baxter presented the Resolution to the players and extended congratulations to the boys, their parents, and the coaches!

Chief Jones thanked all who came out to help recognize Officer Paul Kemme's retirement from the ERT (SWAT) Team. Chief Jones noted Officer Kemme's duties and accomplishments throughout his tenure with the ERT and thanked the Kemme family for their support and the ERT members for the hard work they do all year long. Mrs. Baxter read **Resolution # 09-15-25-09** in recognition of Officer Kemme's 14 years of service with ERT. Officer Kemme also thanked the ERT members and asked everyone present to recognize them as well.

Mrs. Baxter announced a 5-minute recess. She reconvened the meeting at 7:19 p.m.

Approval of Minutes

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the August 12, 2025 Board of Supervisors Meeting. The motion carried unanimously.

Approval of Payments

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve the payments to all vendors listed September 11, 2025. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported a strong balance sheet; year-to-date revenues are at 76.2% of the budget; year-to-date expenses are at 62.0% of the budget; earned income tax receipts as of August 31 are near \$77,000 higher than at that time last year.

Transfer from General Fund to Capital Fund. The Board is requested to authorize a \$310,000 transfer from the General Fund to the Capital Fund as planned for and included in the 2025 Budget. Mr. Durkin AD moved, seconded by Mrs. D'Amico, to approve the transfer of \$310,000 from the General Fund to the Capital Fund. The motion carried unanimously.

Supervisor's Report

Pam Shauger, Hankin Branch Circulation, and Bill Connor, Board Member, presented informational slides concerning Hankin or Chester County branch libraries. Over 242,000 different kinds of items have been checked out by 11,794 electronic materials users, providing cost savings from what would've been spent buying Kindle and other program materials. There are 4,767 Upper Uwchlan Township citizens with library cards. What's new at the Library? Fifty-five items spanning 7 categories have been added, called the "library of things"; start a new hobby, be productive, play our collection, travel essentials, create content, do it yourself, crafting – "things" free to check out such as telescopes, metal detectors, document scanner, video to digital converter, projectors, screens, Nintendo switch (1 or 2), power adaptors, GoPro camera, etc. "Linked In Learning" provides 22,000+ online video classes for business, technology, creative skills. "Libby" is a one-stop shop for ebooks, audiobooks and now magazines. The Library can accept donations of things if all components are included and in good shape -- puzzles, board games, electronics.

Mrs. Baxter read the published calendar as follows: September 27, 2025 8:30-10:30 a.m. Litter Clean Up Event hosted by the Environmental Advisory Council; September 28, 2025 1:00-4:00 p.m. Upland Farm Farmhouse Museum is Open hosted by the Historical Commission; October 11, 2025 9:00-11:00 a.m. E-Waste Drop Off and shredding event at Public Works hosted by the Environmental Advisory Council; October 14, 2025 4:00 p.m. Board of Supervisors and Draft 2026 Budget Workshop; October 18, 2025 10:00-4:00 Upper Uwchlan Residents' Day at Chester County History Center, hosted by the Historical Commission; October 20, 2025 7:00 p.m. Board of Supervisors Meeting; October 25, 2025 3:00 p.m. Annual Trunk or Treat at Pickering Valley Elementary School, hosted by the Police Department and the Park & Recreation Board. Yard waste collection dates are September 24, October 8 and October 22.

Administration Reports

Township Engineer's Report

Dave Leh reported 500 Pottstown Pike Final land development plans have been submitted and are being reviewed by the consultants.

Building and Codes Department Report

Rhys Lloyd reported 58 building permits were issued last month, totaling \$21,628 in permit fees; 187 scheduled inspections took place; there were 9 resales; 5 new homes settled; and a couple dozen zoning complaints were investigated.

Police Chief's Report

Chief Jones reported there were 1,025 calls for service, 18 reportable crimes, 10 adult arrests, no juvenile arrests, and the safety tip of the month is: don't blow leaves into the roadways – leaves and wet weather lead to slippery road conditions.

Public Works Department Report

Mike Esterlis reported 159 workorders were received and completed; continued roadside tree trimming in preparation for milling and paving activities; on-going stormwater inlet repairs; installing generators at 2 wastewater treatment plants; routine maintenance of vehicles and facilities.

ADMINISTRATON

Signs, Short-Term Rental Ordinance Amendments.

The Board was requested to adopt ordinance amendments updating sign regulations and a few things regarding short-term rentals – requiring renters to be age 21 and over, added requirement

for an area of fencing for dogs. The Board discussed the renter's age and would like it to be 25 years and older. The amendment will be revised and sent to the County for review.

Open Session

Approximately 25 residents from the Enclave at Chester Springs expressed concerns with the land development plan for Byers Station Parcel 5C Lot 2B Commercial Phase 2. Phase 2 includes another 10,000+SF building and the elimination of the Iris Lane extension to Pottstown Pike, which means all traffic in and out would use Begonia Drive. Begonia Drive is a private HOA-owned and maintained roadway and they do not want to be responsible for the road handling the commercial and retail traffic. They think it should become a public road. They are concerned with peak hour traffic from the daycare, which would be near the same time as the bus stop. They've lived there 3 years and have not been made aware of what is happening with the commercial lot – Lot 2B. They have not received copy of the maintenance agreement between Lot 2A – the Enclave – and Lot 2B, the commercial property. They mentioned speeding, the sidewalk isn't usable due to construction fencing, and the street lights aren't working properly now.

Mrs. Baxter advised that Lot 2B has had a phased approach which caused alterations to the previously approved Planned Residential Development (PRD) plan. The Board spent significant time at their Workshop last week discussing the sidewalk and crosswalk safety, discussing options with Celebree. A 4-way stop at Iris Lane and Begonia Drive intersection was determined. The possibility of installing a sidewalk on the east side of Begonia Drive was suggested, though there doesn't seem to be space to do so. The Board has determined that they are not interested in approving a Plan that does not have direct access with Pottstown Pike. The previously approved plan – Phase 1 -- included a drive-through restaurant and a right-in / right-out access with Pottstown Pike. The Applicant had to come back to the Board if they wanted to do something different than the drive-through restaurant. It's not clear if the route 100 access would be approved by PennDOT without the restaurant in the Plan.

It was determined that Celebree's attorney would contact Enclave's HOA Management Company to coordinate a meeting to discuss these issues.

Once the Celebree school and the retail establishments are open, traffic conditions on Station Boulevard and Begonia Drive will be monitored and adjustments made if needed.

The residents asked if Police could be present on Station Boulevard for the morning bus stops. Mrs. Baxter thanked the residents for their input.

Adjournment

There being no further business to be brought before the Board, Mrs. Baxter adjourned the Meeting at 8:33 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary