



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS MEETING

October 20, 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
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

Kristin Camp, Esq., Township Solicitor

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

Mrs. Baxter called the evening to order at 7:01 p.m., led the Pledge of Allegiance, and wished a happy Diwali to all residents. She announced an Executive Session was held earlier in the evening regarding legal matters. There were 8 citizens in attendance.

Approval of Minutes

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve the minutes of the September 9, 2025 Board of Supervisors Workshop and September 15, 2025 Board of Supervisors meeting as presented. The motion carried unanimously.

Approval of Payments

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve payments to all vendors as listed October 16, 2025. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the balance sheet remains strong. Earned Income Tax revenue is on target to exceed the 2025 budget.

Supervisor's Report

Police Liaison Report. Mrs. D'Amico reported that she met with Mr. Scheivert and Chief Jones to discuss two items on the agenda: a personnel matter and an update on the K9 program. She noted the K9 program is progressing positively.

Mrs. Baxter reviewed the upcoming Township events and meetings.

Mrs. D'Amico also provided background on the Township's participation in the Toys for Tots campaign, highlighting the program's history and resident Jeff Smith's continued involvement in organizing the effort.

Administration Reports

Township Engineer's Report

Dave Leh reported that the Township received a sketch plan for 199 Fellowship Road / 480 Pottstown Pike. The plan proposes merging the lots to create an indoor athletic facility. The proposal will be reviewed by the Planning Commission.

Building and Codes Department Report

Rhys Lloyd reported that 59 building permits were issued in September. Zoning complaints were minimal.

Police Chief's Report

Chief Jones presented his monthly report, highlighting the "Blue Beards" charity fundraiser and the installation of an Automated External Defibrillator (AED) at Eagle Crossroads Park. He noted the AED is particularly important due to frequent community 5K events in the area. He also mentioned repairs were completed on the police department parking lot lighting.

Public Works Department Report

Mike Esterlis reported the crew completed the following work: pipe replacement on Dorothy Lane; 2026 Budget preparation; Municipal Separate Storm Sewer System (MS4) reporting; base repair on Fellowship Road, in Eagle Hunt, and parts of Byers Road in preparation for overlay; assisting with paving on Font Road (completed by the Municipal Authority).

Snow Plow Bid Results. No bids were received for 2025-2026 snow plow services. We will advertise a second time, as is required.

Land Development

500 Pottstown Pike – Chester Springs Service Center

Cameron Wolfson, Esq., Riley Riper Hollin & Colagreco, Bob DiStanislao - Porsche, Derek Lebeau – Porsche, Jacob Tackett and Keith Lieberman from T&M Associates were present. The Applicant is proposing a 45,000 SF facility at 500 Pottstown Pike, including installation of a new traffic light. Kristin Camp noted that the Planning Commission recommended preliminary plan approval with a few conditions, including finalization of landscaping details. The Applicant is seeking preliminary/final approval this evening. Kristin Camp reported PennDOT is comfortable with the proposed traffic light and lane configuration, per comments from traffic engineer Chris Williams. Zoning relief was granted for steep slopes. A decorative wall will be constructed at the front of the property as recommended by the Historical Commission. Three trails are included in the site plan: the Red Trail will be constructed by the Applicant; the Green and Blue Trails are proposed for future phases. In lieu of constructing the future trails now, the Applicant will contribute \$25,000 to the Township toward trail improvements.

Mr. Durkin asked if the facility will solely operate as a service center. The Applicant confirmed it will be a Porsche service center but may seek approval for a small classic car showroom in the future. A resident raised a traffic concern, which was addressed by Jacob Tackett from T&M.

Mr. Durkin moved, seconded by Mrs. D'Amico, to grant preliminary/final land development plan approval as follows. The motion carried unanimously.

DECISION

AND NOW, this 20th day of October, 2025 the Board of Supervisors of Upper Uwchlan Township hereby **GRANTS** approval of the Final Plans and the waivers identified below subject to Applicant's compliance with all of the notes and conditions therein contained, and all of the foregoing conditions.

The Board grants waivers from the following sections of the Upper Uwchlan Township Subdivision and Land Development Ordinance (the "SALDO") and Stormwater Management Ordinance:

- Section 162-9.H (5) to not require Applicant to update the HRIS to add information concerning the John Keely House which has been adaptively reused as a WSFS Bank;

- Section 162-55.B.(3)(a) to not plant the minimum number of plantings that this section would require;
- Section 162-55.B(6) to not plant the minimum number of plantings that this section would require;
- Section 162-55.B(7) to not plant the minimum number of plantings that this section would require;
- Section 162-57.A(2) to provide less than a 20 foot wide buffer along the northern perimeter of the Property adjacent to the Styer propane operation;
- Section 162-57.D(1) to provide less than the required number of plantings that this section would require for new developments;
- Section 152-301.T to allow disturbance of existing ground cover within 75 feet of the wetlands on the Property;
- Section 152-305.A to not meet the required volume controls because the soils on the Property do not infiltrate;
- Section 152-306.D to not require infiltration of the first ½ inch of runoff volume due to the soils on the Property which do not infiltrate;
- Section 152-311.H(1) to allow the maximum depth of the constructed wetland basin to be greater than two feet;
- Section 152-311.H(3) to allow the downslope of the emergency spillway within the wetland buffer area to be lined with a Typar Grassprotecta product as opposed to monoslab pavers; and
- Section 152-402.B(8)(q) to allow disturbance of existing ground cover within 75 feet of the wetlands on the Property.

CONDITIONS OF APPROVAL

1. The development depicted on the Final Plans shall comply with all relevant terms and provisions of the Ordinance, the SALDO, the Stormwater Ordinance and all other applicable regulations, except as otherwise modified and/or waived by the Board in the Conditional Use Order (CU), approved by the Zoning Hearing Board (ZHB) or by the Board in this Motion.

2. Applicant shall comply with any outstanding comments in the Review Letter to the satisfaction of the Township and its consultants.

3. Applicant shall comply with all conditions in the CU Order.

4. Applicant shall comply with all conditions in the ZHB Order.

5. Applicant shall pay a transportation impact fee in the amount of \$224,064.00 in accordance with Chapter 79 of the Upper Uwchlan Township Code.

6. Consistent with condition 13 in the CU Order, Applicant shall install a stone decorative wall along the frontage of the Property in the location depicted on sheet 7B of the Final Plans. The wall shall be substantially in conformance with the detail set forth on the Stone Wall Exhibit prepared by T & M Associates dated October 16, 2025.

7. There shall be no disturbance of the 25-foot riparian buffer surrounding the wetlands.

8. Applicant shall install a six-foot-tall chain link fence or other suitable fence approved by the Township engineer around the wetland basin.

9. Consistent with the CU Order, Applicant shall install a right turn deceleration lane for vehicles travelling northbound on Pottstown Pike or a taper at the driveway intersection, whichever is approved by PennDOT in the HOP permit. If the HOP permit does not require Applicant to install the right turn deceleration lane as part of the development approved in this Motion, Applicant must install the right turn deceleration lane if the Township determines there is a safety or operational issue at this intersection in the future after the service building is open. If Applicant submits a future application seeking zoning and land use approval to expand the vehicular sales operations on the Property, it must submit an updated traffic study which evaluates if warrants are met for the installation of a right turn deceleration lane. If warranted and approved by PennDOT, Applicant shall design and build the

right turn deceleration lane as part of the land development approval for the expanded vehicular sales development.

10. Subject to PennDOT approval, Applicant shall install a traffic signal at the intersection of Pottstown Pike and Font Road.

11. Applicant shall install a 10-foot wide asphalt multi-use trail along the Property frontage as shown on the Final Plans. The trail shall be maintained by Applicant but subject to an easement to allow the public to use the trail as part of the Township trail network.

12. Consistent with condition 11 in the CU Order, Applicant shall grant to the Township a 15-foot wide easement on the northern and western Property line in the location depicted in blue on the attached Easement Exhibit prepared by T & M Associates dated October 8, 2025 to allow future construction of a public trail. This easement shall be memorialized with notes on the Final Plans and in a separate agreement that shall be recorded with the Final Plans. In addition, Applicant shall pay a fee in lieu of the cost to construct the trail in the amount of Twenty-Five Thousand (\$25,000.00) Dollars.

13. Applicant shall grant to the Township a 30-foot wide easement along the existing private drive that is along the northern edge of the Property in the location depicted in green on the attached Easement Exhibit prepared by T & M Associates dated October 8, 2025 to accommodate a future "Yield Roadway." This easement shall be memorialized with notes on the Final Plan and in a separate agreement that shall be recorded with the Final Plans.

14. Applicant shall provide public sewer to the development. Applicant shall obtain all necessary approvals and permits for the Upper Uwchlan Municipal Authority to provide public sewer to the development and purchase the necessary capacity as determined by the Authority.

15. Applicant shall execute a Development Agreement and Financial Security Agreement and post financial security in an amount approved by the Township Engineer and in form and substance acceptable to the Township, the Township Engineer and the Township Solicitor prior to the Plan being released for recording.

16. Applicant shall obtain all necessary outside agency permits to develop the Property as depicted on the Plans, including but not limited to planning module approval or exemption from PaDEP, an NPDES permit from PaDEP, an adequacy letter from Chester County Conservation District; a highway occupancy permit from the Pennsylvania Department of Transportation ("PennDOT") and traffic signal permit from PennDOT. If the NPDES permit contemplates a design for the stormwater facilities that is different than what is depicted on the Final Plans, Applicant must obtain the Board's approval for such changes in the design of the stormwater management facilities.

17. Applicant shall tender a deed of dedication to the Township for the additional right of way along Pottstown Pike in the location depicted in red on the attached Easement Exhibit prepared by T & M Associates dated October 8, 2025.

18. This Decision and conditions contained herein are binding on Applicant, its successors, and assigns, for the benefit of the Township in general and the ultimate users/property owners of the subject Property.

ADMINISTRATION

Act 537 Plan Resolution. The Municipal Authority is expanding the service area of the Lakeridge wastewater treatment plant to several homes on Moore Road between Walter Court and Ivystone Drive. A Resolution is drafted to authorize submission to the PaDEP of this revision to the Act 537 Plan, prepared by ARRO Consulting. Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt **Resolution #10-20-25-13** authorizing the submission of a 3M Sewage Facilities Planning Module for the expansion of the Lakeridge wastewater treatment plant service area. The motion carried unanimously.

Ordinance Amendment – Signs, Short-Term Rentals. Kristin Camp explained amendments to several sections of the Township's sign regulations, and to the short-term rental ordinance regarding the approval being specific to the Applicant, the maximum number of dogs allowed on the property,

quiet hours are to be included in the rules/regulations, and the minimum age of 25 for short-term rental guests. The ordinance amendments were advertised appropriately. Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt **Ordinance #2025-05** amending the sign and short-term rental ordinances as noted above. The motion carried unanimously.

Ordinance Amendment – Landscaping Requirements. Kristin Camp noted the landscaping regulations have been updated in coordination with the Planning Commission to simplify requirements. The Board briefly discussed tree planting, care, and maintenance. Ms. Camp will format the updates into a formal ordinance format and submit it to the County Planning Commission for comments.

Pondview Way Trail. Discussion was tabled until the November Workshop.

General Obligation Bond Issuance ~ Update. Mr. Scheivert noted the Bond closing is scheduled for October 28, 2025 and the funds will be released shortly thereafter, allowing the Township to move forward with the associated projects.

Open Session

Resident Gerry Stein raised a landscaping concern regarding PECO and Asplundh's removal of trees along Font Road. He inquired about the Township's role or oversight in that process. Mr. Scheivert advised him that public utilities are permitted to remove trees as they see fit.

Resident Vince McVeigh requested an update on the Gunther property. Mrs. Baxter advised there are no updates or plans submitted at this time.

Adjournment

There being no further business, Mrs. Baxter adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Lindsay B. Yeager
Assistant Township Manager