



UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION MEETING  
July 10, 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

Mary Lou Lowrie, P.E., Gilmore & Associates  
Gwen Jonik, Planning Commission Secretary

Sally Winterton called the Meeting to order at 7:00 p.m. There were 2 citizens in attendance.

Byers Station Parcel 5C Lot 2B Commercial Amended PRD Plan – Phase 2

Alyson Zarro, Esq., Allan Greenberg, Guy DiMartino, Gary Large, and Chris Puzinas were in attendance. Ms. Zarro noted that Phase 1 -- the Celebree Daycare and 10,500 SF retail building -- are under construction. Phase 2 proposes another 10,500 SF mixed commercial building instead of the drive-through restaurant previously proposed and approved. The newly proposed 10,500 SF building could be all medical-related uses, but the traffic and parking spaces were based on retail and commercial uses. The access to Route 100 / Pottstown Pike has been eliminated.

Discussion of the consultants' review letter, dated July 3, 2025, and other comments included:

- no waivers are requested;
- the stormwater basin on the Graphite Mine Road frontage was designed to be the primary stormwater management for this site. The 2019 plan had greater SF and that's what the stormwater management measures were based upon;
- sanitary sewer disposal capacity was part of the overall Byers Station planning and is accounted for;
- there's a recorded easement for the previously proposed access to Pottstown Pike, but it doesn't have to be built. Begonia Drive was always considered to serve the retail / commercial uses on Lot 2B;
- There is a private agreement with the HOA for maintenance of Begonia Drive.
- Several Planning Commission (PC) members are glad the access to Pottstown Pike is being eliminated;
- PC members recall stormwater management issues in the Villages (Lot 1) and ask the consultants to make sure this one is adequate;
- There was concern regarding the sidewalk on Lot 2 is on the retail / commercial side, not the residential side, pedestrians need to cross Begonia and Station Boulevard. Ms. Zarro explained that during the approval of the Enclave – the townhouses on Lot 2A – they negotiated with the school district the location of the Station Boulevard crossing. The crossing has a flashing signal;
- PC members commented on the location of the dumpster enclosure area being right next to Celebree's play area, concerned with unsanitary conditions. Mr. Puzinas noted it would provide a barrier from cars errantly entering the play area.
- The architecture of the proposed 10,500 SF building will be the same as what was approved for Celebree's building.
- new traffic counts were conducted this Spring. The service levels at the nearby intersections shouldn't see a significant impact. The automated signal operation will adjust for increased traffic.

Jessica Wilhide moved, seconded by Jim Dewees, to recommend the Plan move forward to the Board of Supervisors for approval. The motion carried unanimously.

#### Meeting Updates

Environmental Advisory Council (EAC). Jessica Wilhide reported the EAC did not meet this month. There is a committee working on the Eagle Mobility Study, evaluating Route 100 / Pottstown Pike from the northern Graphite Mine Road intersection to the southern Graphite Mine Road intersection. The committee held a workshop early June with local businesses and had a table at the block party regarding a survey requesting residents' input. They'll have a Zoom meeting later this month to receive results from the survey. Businesses are concerned with the "swap" of Route 100 from Pottstown Pike over to Graphite Mine Road. They hope it will slow things down in Eagle so folks want to "see" the village more. There will be another public meeting.

Historical Commission (HC). Gerry Stein noted they hadn't met due to severe weather.

#### Approval of Minutes

Jessica Wilhide moved, seconded by Joe Stoyack, to approve as presented the minutes of the June 12, 2025 Planning Commission Workshop and Meeting. The motion carried unanimously.

Sally Winterton announced the next meeting is August 14, 2025. A workshop will be held at 6:00 p.m. regarding the landscape ordinance revisions.

#### Open Session

Joe Stoyack commented on prioritization of the Comprehensive Plan recommendations.

Joe Stoyack commented on impacts to traffic now, in 5 years, 10 years, etc. There are 3 intersections that need work – Pennsylvania Drive, Township Line Road and Little Conestoga Road. Fixing the flow at the intersections should improve rush hour conditions.

Are there current traffic counts. There are 800 acres being developed to the west on Little Conestoga Road, near Glenmoore. Ludwigs Corner continues to be developed and there are several proposals for development on Lionville Station Road – one that includes a natatorium that could bring an extreme amount of traffic – impacting Upper Uwchlan intersections along Route 100.

Steve Egnaczyk made comment that the traffic engineer has to expand the vision for future traffic conditions.

Gerry Stein commented on greater circulation of the Eagle Mobility Plan /Study flyer available at the front desk.

Sally Winterton attended the Gunner Properties Zoning Hearing. Attendees were over capacity and the Hearing couldn't be held. They recently withdrew their application.

Sally Winterton received word regarding the township updating the website. She'll forward to the members.

#### Adjournment

Jim Dewees moved to adjourn the meeting at 8:24 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary