



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION WORKSHOP, MEETING
September 11, 2025
Minutes
Approved

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

Attendees:

Sally Winterton, Chair; Chad Adams, Jim Dewees, Steve Fean, Jessica Wilhide, Taylor Young (Meeting)

Invited Guests: Michele Welch and Chris Garrity - RGS (Workshop)

Anthony Campbell – Zoning Officer (Workshop)

Mary Lou Flickinger, P.E., Township Engineer (Meeting)

Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Jeff Smith, Joe Stoyack

6:00 p.m. Workshop

Sally Winterton called the Workshop to order at 6:07 p.m. There were 3 citizens in attendance.

Landscaping / screening regulations.

Michele Welch and Chris Garrity of RGS presented a revised draft ordinance amendment, incorporating the decisions from the August workshop. Michele displayed a tree survey from the Preserve at Marsh Creek to help determine what might have been needed at Eagleview Corporate Center Lot 1C when it was going through the approval process, then used an averaging method and prepared a screening buffer mock up. That project was the 'test case' to compare what they were required to provide when approved vs. what they would need to provide with these proposed ordinance amendments. Also discussed were maintenance issues and property owner's responsibility for trimming trees and shrubs on their property, and the 'fee in lieu of planting' could count toward existing tree maintenance. Anthony noted that enforcement regulations don't belong in the Subdivision/Land Development chapter as they are included in the Property Maintenance Code chapter, or that's the best place for it if it's not already; keep notice of violations and enforcement in one spot.

Sally commented on invasive growth along most roads in the County and was curious how to get them cleared. Anthony noted we need to look at our property maintenance code to see if there is room for improvement in this area.

It was decided that the text that spoke of planting trees inside the right-of-way would be removed; and street trees on both sides of the road does not mean they have to be linear, they can be grouped and staggered per side, providing flexibility to each situation.

Kristin Camp, Township Solicitor, had comments regarding this draft and RGS will review them with her and bring a 'clean' draft to the October 9 workshop.

Sally adjourned the Workshop at 6:59 p.m.

7:00 Meeting

Sally Winterton called the Meeting to order at 7:05 p.m. There were 4 citizens in attendance.

500 Pottstown Pike / Chester Springs Service Center ~ Final Land Development Plan

Alyson Zarro, Esq., introduced the Final Land Development Plan, noting there were just a few things to address from the preliminary plan review, nothing substantive, so they have submitted a Final Plan for review. There are several waivers requested; they met with Tony Scheivert, Chris Williams, and Kristin Camp to address traffic improvements and PennDOT highway occupancy permit items; the lighting plan has been updated. The Board of Supervisors wants them to do a combined preliminary/final plan, which they will do. They'll address the proposed decorative wall at the entrance, calculate the 'fee in lieu of landscaping', add traffic improvements such as the turn lane into the site, the traffic light at Route 100 and Font Road, and the deceleration taper or lane to the Final Plan. Her client bought the property next door at 480 Pottstown Pike but that property is not part of this development.

Jim Dewees moved, seconded by Taylor Young, to accept the Final Plan dated September 3, 2025 for consultant review. The motion carried unanimously.

Meeting Updates ~ Reports

Environmental Advisory Council (EAC). Jessica Wilhide reported a litter cleanup morning is scheduled for September 27, and an E-waste and shredding event is scheduled for October 11, which will include lithium battery recycling.

Historical Commission (HC). Gerry Stein reported that the HC is working on a historic resource preservation and protection plan; crafting a self-guided driving tour of @ 25 resources in the Township that existed in 1800 or earlier to celebrate America's 250th anniversary – they're meeting with the Police Dept to check safety issues at those properties; the farmhouse museum was open at last summer concert; a 1910 singer sewing machine and stand was donated; they collected artifacts from the Windsor Baptist Church parsonage; @ 40-50 people attended the September 9 lecture by Bob Wise re: historic styles of architecture; and on October 18, the Chester County History Center is open for free to all Township residents.

Comprehensive Plan 2025 – Review Recommendations

Sally Winterton reiterated last month's conversation that traffic-related recommendations should take priority, followed by historic-related recommendations. Jessica noted the Eagle Village Mobility group hasn't met recently but is scheduled to meet next month.

As the Commission works on updating ordinances, traffic calming could be included. Updating the Act 209 Transportation Impact Fee study is also recommended. We'll find out how to get that authorized.

Gerry Stein noted the HC crafted a historic resource protection plan but an ordinance is needed so that the regulations are followed and enforceable. He advised that Jim Buczala of the County Historic Preservation Network is sending some other townships' ordinances for our information.

Sally commented direction is requested from the Board of Supervisors as to what ordinances to pursue.

Approval of Minutes

Chad Adams moved, seconded by Taylor Young, to approve as presented the minutes of the August 14, 2025 Planning Commission meeting. The motion carried unanimously.

Next Meeting Date

Sally announced October 9, 2025 is the next meeting date.

Open Session

Sally commented that she told the Joint Boards and Commissions that the Planning Commission was going to work on the CompPlan recommendations each month and all boards and commissions should also work on the recommendations so things don't fall by the wayside.

Gerry Stein asked of the relationship between the Board of Supervisors and the Municipal Authority. Chad Adams noted the Authority is a separate entity, overseen by the State Department of Environmental Protection and the County Health Department. Gwen Jonik added the Board of Supervisors authorizes the Authority to design and operate wastewater facilities; the Township owns the facilities.

Steve Egnaczyk asked who oversees the Authority's structure placement and aesthetics as the Milford Farms pump station doesn't seem to consider the nearby historic structures.

Adjournment

Jim Dewees moved, seconded by Taylor Young, to adjourn the meeting at 7:47 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary