

UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING
March 13, 2023

The meeting was called to order at 7:30 p.m. by Chairperson Mayme Baumann.

Present: Supervisors: Mayme Baumann, Laura Obenski and Bill Miller; Township Manager Scott Greenly; Assistant Township Manager Katie Churchill; Building & Zoning Official Tara Giordano; Police Chief Scott Alexander; Lieutenant Maureen Evans; Fire Marshal Mike Holmes and Township Solicitor Mark Freed.

Minutes:

Mrs. Obenski made a motion to approve the minutes of October 18, 2022, February 13, 2023 & March 6, 2023 meeting and Mr. Miller seconded. Mrs. Baumann asked for public comment, there being none, the motion was carried unanimously.

Reports:

Police: Police Chief Scott Alexander reported that for the month of February 1,065 entries were documented into the call reporting system. The department issued 100 traffic citations, 23 traffic accidents, and made 10 arrests. One motor vehicle carrier detail was conducted with 283 commercial vehicles weighed, one of which was found to be overweight.

Mr. Miller commended the police and emergency staff on the response at Lionville Middle School incident that happened this month.

Treasurer: Ms. Bernhard reported that for the month of January we collected over 18% of our budgeted revenues and spent 15% of our budgeted expenditures.

Public Works:

Mr. Greenly reported that for the month of February the daily average flow was 1.5 million gallons per day. There was one new connection to the DARA treatment plant and no new connections to the Eagleview treatment plant. The Township has received 1.06 inches of rain during the month of February. Normal for December is 3.10 inches. The year-to-date rain fall in Uwchlan Township is 4.26 inches.

The Public Works Department for the month of February has completed storm water management work on Deep Willow Drive, Pine Creek Road, and Welsh Ayres Way. Also, pothole repairs were done on South Village Drive and Dowlin Forge Road. The department hauled spoil from the storage bin; sealed a large gap between the block walls and the roof in the upper garage; repaired or replaced several damaged signs; removed logs left in the ditch line of Peck by Peco during the tree trimming operations; salted roadways on February 1st and washed trucks and spreaders after; removed spoil pile from Jones Pond park; cleaned up our dewatering bin located at the Matthews Farm; The department also preformed state

inspections of trucks and trailers as well as regular maintenance and service of equipment as necessary.

Mr. Greenly gave an update on the Ted Gacomis Senior Park and the Acker Park basin project.

Fire Marshal: Mr. Holmes reported during the month of February the Building Department issued 90 permits for construction projects, had 82 inspections, had 9 fire code inspections, and issued 34 use and occupancy certificates. There were 4 incidents during working hours.

Lionville Fire Company: Mr. Holmes reported that the Fire Company responded to 26 alarms during the month of February. Of those, 13 were in Uwchlan Township, 6 in Upper Uwchlan, 3 in West Pikeland and 4 in other Townships.

Uwchlan Ambulance Corps: No report.

Mrs. Obenski took a moment to recognize the first responders as the anniversary of the death Firefighter David Good just passed. Mrs. Obenski thanked the first responders and reminded everyone to slow down and make sure to appreciate our first responders.

Mrs. Obenski made a motion to approve the reports as given and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

BUSINESS:

1. Award of 2023 Street Sweeping Bid

Mrs. Churchill stated that the bids were received electronically utilizing PennBID on March 9, 2023. Thesing Property Services & Power Sweeping, Inc. is being recommended as the lowest responsible bidder at \$19,495.60.

Mr. Miller made a motion to approve Thesing Property Services & Power Sweeping, Inc. for the 2023 Street Sweeping Bid and Mrs. Obenski seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

2. Permission to Advertise Bid for Green Light Go 6

Mr. Greenly stated that this is a grant through PennDOT that Uwchlan Township has utilized in the past to update traffic signal equipment in the Township. This bid is for traffic signal identification.

Leslie Dwyer from Jennifer Drive asked if we were adding new traffic lights. Mr. Greenly told her no, this equipment will be for timing of the current lights.

Mrs. Obenski made a motion to approve permission to advertise for the Green Light Go Grant and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

3. Consider Letter of Support for Zero Waste Application

Mr. Greenly said this grant is through the Chester County Solid Waste Authority for

promotional materials that will continue public education throughout the year.
Mr. Miller made a motion to approve the letter of Support for the Zero Waste Application and Mrs. Obenski seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

4. **Appointments to Community Day and Human Relations Committee**

Community Day: Kathy Daniels

Mrs. Obenski made a motion to approve Kathy Daniel to the Community Day Committee and Mrs. Baumann seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

Human relations Committee: Kate Carpenter

Mrs. Obenski made a motion to approve Kate Carpenter to the Human Relations Committee and Mrs. Baumann seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

5. **Resolutions**

- a. **#2023-11 – Tax Duplicate for 2023:** Mr. Greenly explained this yearly administrative resolution is for the collection of 2023 taxes.
Mr. Miller made a motion to approve the Tax Duplicate Resolution #2023-11 and Mrs. Obenski seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.
- b. **#2023-12 – Establishing Fire Police for 2023:** Mr. Greenly said this resolution is also passed each year. The Fire Police for 2023 are: Jack Sledgeski, Andre Ballam, Richard Ruth, Halim Dumi, Bruce Vessey, Gregory Shindel, James McFadden, Linda Gramling and Barb Yagel.
Mrs. Obenski made a motion to approve the Resolution # 2023-12 establishing the 2023 Fire Police and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

6. **Ordinance #2023-02 – Stop Sign at Rice Blvd & Stockton Dr. and at Pennsylvania Dr. & Rice Blvd.**

Mr. Freed read the exhibits which included the draft ordinance, notice to the Daily Local and proof of publication in the Daily Local News on 2/17/2023.

The stop signs will be placed on Rice Blvd. at its intersection with Stockton Dr. and at Pennsylvania Dr. at its intersection with Rice Blvd.

Mr. Miller made a motion to approve the Stop Sign Ordinance #2023-02 and Mrs. Obenski seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

7. **Permission to Advertise – Hotels, Motels and Inns Maintenance Regulations Ordinance**

Mr. Freed said that the Township is proposing an ordinance which will require an annual license and maintenance regulations for hotels, motels and inns. This request is for

permission to advertise a hearing in at the Board meeting next month.

Mrs. Obenski made a motion to approve the permission to advertise the Hotel, Motel and Inn Ordinance and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

8. Rossi Tract – 96 W. Devon Dr. – Extension Request

Mrs. Giordano said that the applicant is requesting an extension until September 30, 2023 on the shopping center plan that was previously submitted while they are considering alternate options.

Mr. Miller made a motion to approve the extension until September 30, 2023 and Mrs. Obenski seconded. Mrs. Baumann asked for public comment.

Mrs. Obenski said this has been extended before and wanted to know what the plan was going forward.

Mrs. Giordano said they are meeting next week with the applicant to discuss options.

Greg Folley said he would like this parcel to stay residential and asked if the Township could acquire it.

There being no other comments or questions, the motion was carried unanimously.

ANNOUNCEMENTS: *All meetings will be at the Township building unless otherwise noted*

1. 03/14 – Community Day Committee – 7:00 pm
2. 03/15 – Zoning Hearing Board – 7:00pm – 1015 Welsh Ayres – Front Yard Variance
3. 03/16 – Environmental Advisory Council Meeting – 7:00 pm
4. 04/03 – Board of Supervisors Workshop Meeting – 12:00 pm
5. 04/05 - Planning Commission Meeting – 7:30 pm
6. 04/10 - Board of Supervisors – 7:30 pm

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

Mr. Greenly gave a history of the property on Lionville Station Road and what the next steps would be for the public to get involved. He also stated that the Township reached out to the Natural Lands Trust about this property but was told this property was not a high priority.

Those that had questions and comments on Lionville Station Road property were:

- Bill McLaughlin (Lionville Station Road) – Spoke on how this land was proposed for a new school many years ago and it was turned down in the conditional use process. Submitted comments to the developer as well.
- Steven Lee (379 Harshaw Drive) – commented on his opposition on this development.
- Doug McCord (365 Devon Drive) – asked that all zoning laws will be followed.
- Elenore Conner (406 Worthington Dr) – Went to School Board meeting and there was no recourse for anyone to speak so that is why everyone is here. Where do we go to be heard?

- Jim May (352 Lionville Station Road) – Would love to see this as a nature preserve. Would like to make sure an environmental study is completed by whomever purchases this property. DASD has an agreement of sale; wouldn't the Township have to approve that?
- Rich Segal (Harshaw Drive) – asked how do we stay informed. Is an environmental impact a part of the process?
- Leslie (Jennifer Drive) – asked why this was turned down for a school many years ago. Is there anything the public can do to make sure our concerns are heard? Lionville Station Road is not a road for tractor trailers. Will they redo the road?
- Dennis Lavasser (Jennifer Drive) – is there any other options other than the plan submitted?
- Sharon Berry (Non-Resident) – is there a plan to consolidate a document that will be easily accessed by the public? Is there limitation on who could be in the warehouse? What is going to be on the trucks? Protocols for those drivers who need rest? Will that be in the parking lot?
- Adrienne Myers (Byers Road) – Taxpayers of Downingtown School District should have known. If there is a group will that hold more weight than coming in as individuals? Do we have a right to see the agreement of sale?
- Heather Dunghe (613 N. Ship Road) – The three conditions asked that were not in the ordinance that they are asking for, who makes that decision? The Board? How to we access the meeting minutes of the zoning hearing board, last minutes were posted were December. Where will we find the traffic studies, environmental studies?
- Timothy Delany (204 Ravenwood Dr) – watched the Planning Commission meeting and said the attorney knows that they need variances. We should tell them now that we will not be giving them these variances. The Township has a pollution reduction plan and this project has huge buildings and so many parking spaces.

The Board said the School District still owns this property. There is an agreement of sale pending and the sale is not final. The Township cannot tell a property owner who they can sell to. This property is zoned for this use. The Board urged the public to come to the Planning Commission Meetings and Board of Supervisor meetings and look at the website as any information that comes in will be on there.

Mrs. Obenski also spoke of the comprehensive plan that went on for two years. There were only a few from the public that attended. Mrs. Obenski urged the public to get involved planning process and have your voice heard. Community involvement is welcomed at meetings and there are also vacancies on some of our committees.

Other comments:

- Kate Carpenter (Devon Drive) – Thanked the Township about the safety measures that were put on Devon Drive.
- Stephanie from the Chester County Library gave an update on what the library was

up to in 2022 and what is planned for 2023.

- Joan Smallwood (402 Worthington Drive) – Thank you to Lee and staff for being so helpful during the construction she had at her house. Also asked for an update on the Gray Brothers Property.

There being no other business Mrs. Obenski made a motion to adjourn at 8:48 p.m., Mr. Miller seconded and the motion was carried.

After the meeting:

Conditional Use Hearing – YMCA – 100 Devon Drive - the YMCA is looking to convert their outdoor swimming pool to an exterior multi-purpose family activity area.

Respectfully submitted,

Kate Churchill