

ALONG THE ELEPHANT TRAIL™

UWCHLAN REPUBLICAN COMMITTEE

AUGUST NEWSLETTER



OUR MONTHLY NEWSLETTER WILL CONTAIN UWCHLAN TOWNSHIP AND CHESTER COUNTY INFORMATION THAT AFFECTS YOU.

Uwchlan Township News

Lionville Station Road Development

The LSR development plan has not yet received approval from the Planning Commission (PC). The developer's (Rockwell) April 2026 proposal is for 55+ community of 581 units and 74K sq. ft. natatorium. This is in lieu of an original plan for 1.8M sq. ft. of industrial warehouses. Since the community does not want any more warehouses the PC requested a residential plan and a change in zoning from warehouse to residential. The PC approved the 55+ community residential proposal with requested waivers and zoning change contingent on limiting the number of units to 400 and eliminating the natatorium. Rockwell subsequently responded that the contingences were not acceptable to them. Rockwell's agreement of sale with DASD requires they include the natatorium. Since the PC will not agree to the natatorium Rockwell is renegotiating the sale with DASD.

Zoning Task Force

The supervisors have appointed a committee to review the townships zoning ordinances and make recommendations to change, consolidate, eliminate, and update the current codes. This is expected to be a two-year project. The committee will give status updates to the Planning Commission monthly. A topic that was discussed at the June meeting was to allow ADUs, accessory dwelling units, at 500 to 1,200 sq. ft.

Industrial Uses Ordinance

The township manager, Mr. Kagel, is developing a proposal for an industrial use ordinance. This is a proactive measure to provide a framework for regulating modern industrial uses and emerging technologies including small, large, and high impact logistics facilities and **data centers**. The purpose is to have comprehensive regulations in place before a development proposal is submitted to the township. The PC and BOS approved the ordinance.

For more information on data centers visit:

<https://standforhealthfreedom.com/datacenter/>

Candidate's Corner

A Message from Melissa Dicranian Candidate for PA Senate 44th District

Affordability begins with the energy we produce.

- **ENERGY** - To have affordability you must have affordable energy.
- Pennsylvania is an energy producer; that energy should benefit our citizens first!
- Pennsylvania energy will Bring Back Pennsylvania Manufacturing
- **ECONOMY** - Legislators must be invested in Pennsylvania workers and businesses.
- Remove taxes and regulation that prevent a predictable and competitive economy.
- Encourage Pennsylvania graduates to study and stay; let their innovation begin with us.
- **EDUCATION** - Every education must provide a lifelong knowledge skillset which enables graduates of trade schools, colleges, universities, the armed forces, and self business starters opportunities in Pennsylvania. Upskill workers into trending jobs to make Pennsylvania a leader of the future.

Which Party is for Law and Order?

State Rep. Danielle Friel Otten voted in favor of House Bill 1042. This bill could lead to the early release of those convicted of felony murder. The State Police and the FOP are against it. According to State Rep. Donna Scheuren, HB 1042 "strips away meaningful justice for victims and their families." Watch Rep. Scheuren's full statement.

<https://www.facebook.com/reel/37214629374848598>

Chester County News

On August 17, there was a Town Hall Event hosting Mark Cook, a cyber security and IT professional. Mark demonstrated the vulnerabilities of voting machines. Here is a video of this event. Hit the arrow after Mark's list of traits.

<https://handcountroadshow.org/events/chester-county-pa/>

If you have concerns, the next Board of Elections Meeting is on October 2, 9:00 AM, at 313 West Market St, West Chester. One can also attend and make public comment virtually.

<https://www.chesco.org/271/Commissioner-Meetings>

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Website: <https://www.uwchlanrepublicans.com>

Paid for by Area 25 Republican Committee