



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION**

AGENDA

April 12, 2018

7:30 p.m.

		Packet Page #
I.	Call To Order	
II.	Eagleview Corporate Center Lot 1B – Maintenance Area Preliminary/Final Land Development Plan Proposed construction of two 900-SF storage enclosures, driveway and maintenance vehicle parking area on Eagleview Corporate Center Lot 1B. Accept Plan for Consultants' reviews.	2
III.	Eagleview Corporate Center Lot 1C Preliminary Land Development Plan Proposed construction of 1-story 113,000 SF office/warehouse flex building on Eagleview Corporate Center Lot 1C, which is 20.28 acres. Accept Plan for Consultants' reviews.	6
IV.	Vantage Point Retirement Living (Parcel 6C) – Amended PRD Plan Vantage Point Retirement Living proposes a 3-story, 100-unit retirement facility on the 4.3 acre parcel on the currently vacant northeast corner of Byers Road and Graphite Mine Road known as Byers Station Parcel 6C. Accept Plan for Consultants' reviews.	
V.	Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan Village at Byers Station (Parcel 5C) is the parcel on the north side of Station Boulevard, between Pottstown Pike/Route 100 and Graphite Mine Road. The Plan proposes Phase 1 40,000+ SF of commercial space on Lot 2, a 13.44 acre parcel. Review and discuss Consultants' comments.	10
VI.	Gunner Property / 160 Park Road Conditional Use Application Review and discuss a Conditional Use Application for a seasonal eating and drinking establishment at 160 Park Road and approval to provide off-site parking on two other properties.	23
VII.	Zoning, Subdivision-Land Development, and Stormwater Management Ordinances -- Amendments Zoning – amendments regarding timeframe of land development plan or building permit application submission following conditional use or special exception approval. Subdivision-Land Development Ordinance – amend certain submission requirements related to Plan review. Stormwater Management Ordinance – amend to allow high density polyethylene pipe (HDPE) within paved cartways. Review and discuss draft ordinances.	25
VIII.	Approval of Minutes: March 8, 2018 Meeting	31
IX.	Open Session	
X.	Next Meeting Date: May 10, 2018 7:30 p.m.	
XI.	Adjournment	



RECEIVED

MAR 26 2018

SUBDIVISION / LAND DEVELOPMENT APPLICATION

UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES



Preliminary Submittal



Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: Proposed Maintenance Area
2. Plan Dated: 3/26/18 County Deed Book/Page No. 9351 / 2286
3. Name of property owner(s): SIERRA DRIVE L.P.

Address: 707 EAGLEVILLE BLVD, EXTON

State/Zip: PA / 19341 Phone No.: 610-458-1900

Email: Neal.fisher@hankngroup.com

4. Name of Applicant (If other than owner):

Address: _____

State/Zip: _____ Phone No.: _____

Email: _____

5. Applicant's interest (If other than owner): _____

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.

CHESTER Valley ENGINEERS, Inc.

Address: 83 CHESTNUT Road, Paoli

State/Zip: PA / 19301 Phone No.: 610-644-4623

Email: Jhako@CHESTER V.com

7. Total acreage: 26.5 Number of Lots: 1

8. Acreage of adjoining land in same ownership: (If any) _____

9. Describe Type of Development Planned: Maintenance Area

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]
11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:

Neal Fisher

By: Neal Fisher V.P. Development

Date: 3-26-12

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015

140 Pottstown Pike, Chester Springs, PA 19425
Phone: (610) 458-9400 • Fax: (610) 458-0307
www.upperuwchlan-pa.gov



RECEIVED

MAR 26 2018

UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

SUBDIVISION / LAND DEVELOPMENT APPLICATION

Preliminary Submittal

Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: EAGLEVIEW LOT 1 C
2. Plan Dated: 3/26/18 County Deed Book/Page No. 188 / 275
3. Name of property owner(s): THE HANKIN GROUP

Address: 707 EAGLEVIEW BLVD EXTON PA 19341

State/Zip: PA, 19341 Phone No.: 610-458-1900

Email: Neal.fisher@hankingroup.com

4. Name of Applicant (if other than owner):

Address: _____

State/Zip: _____ Phone No.: _____

Email: _____

5. Applicant's interest (if other than owner): _____

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.

CHESTER VALLEY ENGINEERS, INC

Address: 83 CHESTNUT ROAD, PAOLI, PA 19301

State/Zip: PA, 19301 Phone No.: 610-644-4623

Email: Jhake@CHESTERV.COM

7. Total acreage: 20.28 Number of Lots: 1

8. Acreage of adjoining land in same ownership: (If any) _____

9. Describe Type of Development Planned: 113,000 SF FLEX BUILDING
AND ASSOCIATED PARKING

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]
11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:

Hawkin Group by: Neal Fisher
By: Neal Fisher
Date: 3-26-18

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015

140 Pottstown Pike, Chester Springs, PA 19425
Phone: (610) 458-9400 • Fax: (610) 458-0307
www.upperuwchlan-pa.gov

PRELIMINARY LAND DEVELOPMENT PLAN

FOR

EAGLEVIEW LOT 1C

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

UPPER UWCHLAN TOWNSHIP ACT 181 FACILITIES OWNERS LIST		
XL INSURANCE	BILL LEYDET 520 EAGLEVIEW BLVD., EXTON, PA 19341	610-321-9000
TEXAS EASTERN TRANSMISSION CORP.	P.O. BOX 420 UWCHLAND, PA 19480	610-845-2121
SUNOCO PIPE LINE, LP	525 FRITZOWN ROAD SINKING SPRINGS, PA 19608	215-494-4225
TEPPCO	DON AYERS 3691 SR 14 NORTH, WATKINS GLEN, NY 14891	607-535-2783
PECO	3200 MARKET STREET 3RD FL, PHILADELPHIA, PA 19104	215-243-1002
COMCAST CABLE	MACK CROWELL 1004 CORNERSTONE BLVD. DOWNTOWNS, PA 19335	888-266-2278
BUCKEYE PIPE LINE COMPANY	DONALD SAMALA 5002 BUCKEYE ROAD, EMMAUS, PA 18040	484-232-4000
AQUA PA	762 W. LANCASTER AVE. BRYN MAWR, PA 19010-3489	610-525-1402
VERIZON	ERNESTINE DRAPER 949 BROAD ST, 6TH FLOOR, PHILADELPHIA, PA 19107	215-708-4400
COLUMBIA GAS TRANSMISSION CORP.	NANCY HERZ 310 FELLOWSHIP ROAD CHESTER SPRINGS, PA 19425	(610) 458-8412

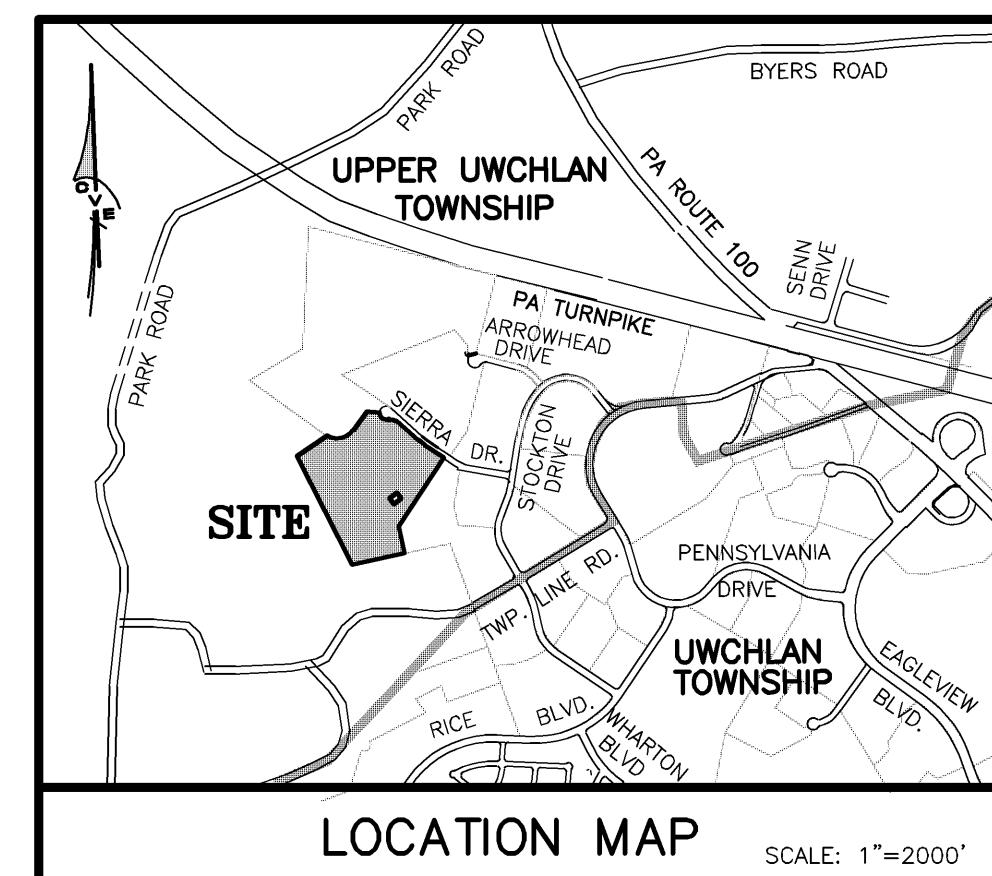
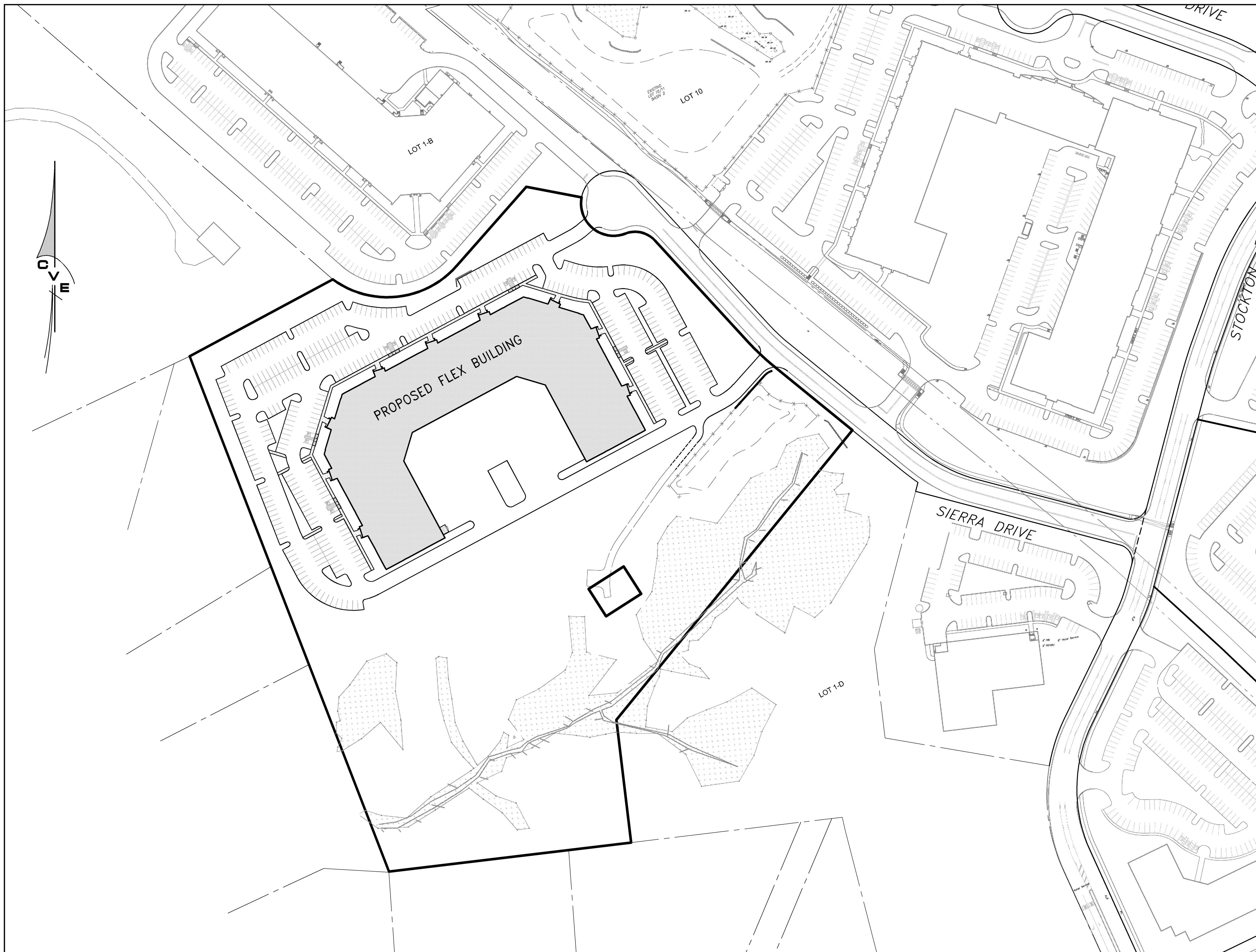
* ONE CALL TELEPHONE NUMBER : 811 OR 1-800-242-1776

* POC'S SERIAL NUMBER: _____

GENERAL UTILITIES NOTES

1. BEFORE STARTING WORK, THE CONTRACTOR WILL NOTIFY ALL UTILITY COMPANIES AND OTHER INTERESTED PARTIES OF THE SCHEDULE AND STARTING DATE, DETOURS MUST BE PLANNED AND MARKED BY THE CONTRACTOR, AND THE UTILITIES PROTECTED AS REQUIRED BY THE UTILITY COMPANY.
2. EXISTING UTILITIES SHOWN TAKEN FROM UTILITIES MARKOUT AND UTILITIES RECORD PLANS. ACTUAL LOCATIONS OF UTILITIES MAY VARY FROM THAT WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR WILL FIELD VERIFY THE EXACT LOCATIONS OF UTILITIES PRIOR TO STARTING WORK.
3. THE FOLLOWING IS A LIST OF KNOWN UTILITIES IN VICINITY OF THE PROJECT AREA PERSUANT PA. ACT #38. THE CONTRACTOR WILL VERIFY IF ANY OTHER UTILITIES EXIST WITHIN THE PROJECT LIMITS.

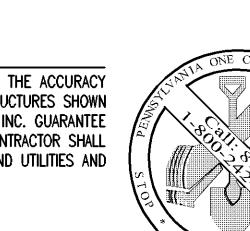
Scale in Feet
0 20 40 60 80 100 200 300 400
1" = 100'



PLAN INDEX	
Sheets	Title
01	COVER SHEET
02	OVERALL RECORD PLAN
03	SITE ANALYSIS PLAN
04	SITE LAYOUT PLAN
05	GRADING & UTILITY PLAN
06	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
07-09	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS
10	EROSION & SEDIMENT CONTROL PLAN PRE EARTHWORK
11	EROSION & SEDIMENT CONTROL PLAN POST EARTHWORK
12	EROSION & SEDIMENT CONTROL NOTES & DETAILS
13	STORM SEWER PROFILES
14-16	CONSTRUCTION DETAILS
17	VEHICLE CIRCULATION PLAN
18	LANDSCAPE PLAN
19	SITE LIGHTING PLAN


COVER SHEET

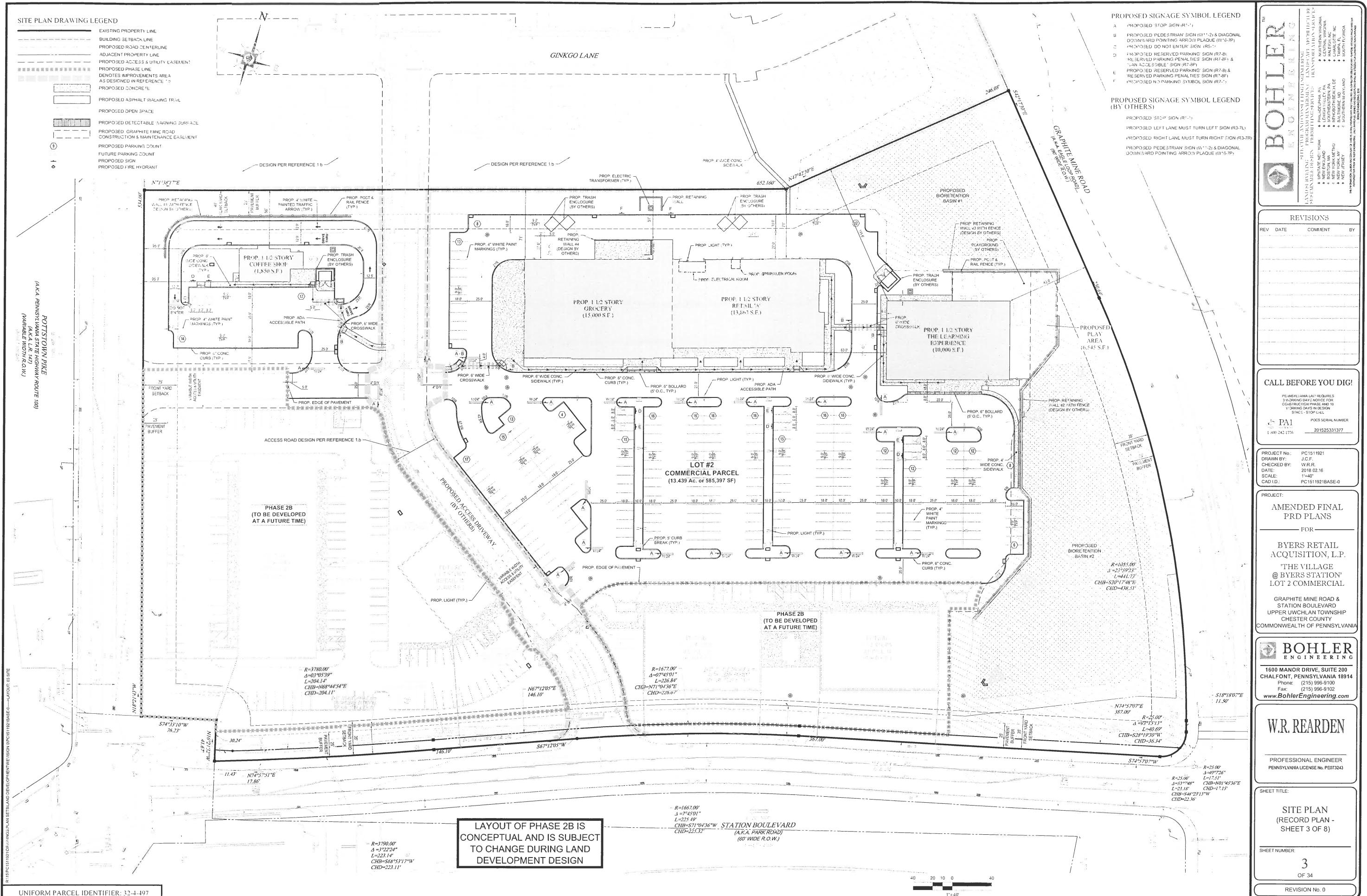
NO.	DATE	REVISION
PRELIMINARY LAND DEVELOPMENT PLAN		
EAGLEVIEW LOT 1C		
FOR THE HANKIN GROUP		
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA		
PROJECT # 11960		
Chester Valley Engineers, Inc.		
11960		
SCALE	DATE	DRAWN BY
1" = 100'	03/26/18	J. MUL
DRAWN BY	checked by	checked by
J. MUL		



SEE SHEET 1 FOR
FACILITY OWNERS
DESIGNATED OFFICE
ADDRESS AND
TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
Call: 811 or 1-800-242-1776
(1) CONSTRUCTION INDUSTRIES AND INTERPRETATIONS (OSHA 2226) DATED 1985 (REVISED)
(2) EXCAVATION AND TRENCHING OPERATIONS (OSHA 2226) DATED 1985 (REVISED)







April 6, 2018

File No. 03-0434T2

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Parcel 5C (Byers Station) – Lot 2
Amended Final PRD Plans
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents:

- Plan set consisting of thirty-four (34) sheets titled “Byers Station Amended Final PRD Plans – The Village at Byers Station – Lot 2 Commercial” prepared by Bohler Engineering, dated February 16, 2018.
- Report titled “General Project Description and Stormwater Management Calculations” prepared by Bohler Engineering, dated February 16, 2017.
- Waiver request letter to Upper Uwchlan Township dated February 16, 2018.

G&A, as well as the other Township Consultants, have completed our first review of the above referenced Amended Final Plans for compliance with the Conditions of Tentative Approval Byers Station PRD, Township Zoning Ordinance, Subdivision and Land Development Ordinance, as well as the Stormwater Management Ordinance, and wish to submit the following comments for consideration.

Please note that comments with a **(V)**, **(RW)** or a **(W)** may require relief from the Township Ordinances. A **(V)** denotes a variance may be required or has previously been granted, an **(RW)** denotes a requested waiver, and a **(W)** denotes a waiver that has not been requested.

I. OVERVIEW

The subject parcel is located at the northeastern corner of the intersection of Station Boulevard and Pottstown Pike. The tract is approximately 29.8 acres in size and is located in the R-4 Residential District and C-1 Village District, being developed under the Planned Residential Development Option as set forth in the Byers Station conditions of tentative approval. The parcel was subdivided into two lots. Lot #1 consisting of

16.353 acres in residential property is currently being constructed. At this time, the Applicant, Executive Land Holdings, L.P., is proposing to improve Lot #2 consisting of 13.439 acres of commercial property, with proposed access driveway to Station Boulevard, parking improvements, a Coffee Shop, Grocery, Retail Stores, and The Learning Experience. The proposed improvements will be completed in two phases; Phase One consisting of approximately 40,713 square feet of commercial space. Phase Two will consist of approximately 40,600 square feet in retail space. Stormwater management will be handled via two (2) bioretention basins along the eastern ends of the property.

II. CONDITIONS OF TENTATIVE APPROVAL BYERS STATION PRD

1. Section II.B.3.a – An educational use is a permitted use following conditional use approval by the Board of Supervisors. The Applicant should make application for conditional use approval of the educational facility.
2. Section II.B.3.g – Loading docks and trash dumpsters shall be concealed by landscaping or screening; it shall be clarified how this requirement is satisfied for the proposed loading dock and trash enclosures located behind proposed Grocery and proposed Retail 'A'.
3. Section II.B.3.j.2 – The parking calculation shall be revised for the retail buildings to meet the minimum parking requirement of 5 spaces per 1,000 square feet of gross floor area. The parking calculation provided uses 3.5 spaces per 1,000 square feet of gross floor area.
4. Section II.B.3.j.4 – The parking calculation shall be revised for the coffee shop with drive through to meet the minimum parking requirement of the largest of 20 spaces per 1,000 square feet plus one space per employee on the largest shift or 1 space per 2 seats plus one space per employee on the largest shift. Using 1,850 square feet, it appears that a minimum of 37 parking spaces are required for the building footprint, plus an additional space for every employee on the largest shift. It is noted that only 27 spaces are provided in the vicinity of the coffee shop and the plans shall be revised accordingly.

III. ZONING ORDINANCE REVIEW

1. Section 1500.C.3 – Parking areas shall be landscaped in accordance with Section 1505.D. We defer to the Township's Land Planner as to the adequacy of the proposed landscaping. However, it should be pointed out that additional plantings could be incorporated into the green space between the drive through lanes and the 2 handicap parking spaces for the coffee shop as well

as the landscaping island at the end of the 24 space parking bay near the Learning Experience.

2. Section 1503 - A clear bypass lane shall be provided for the benefit of traffic that either does not wish to use the drive-through facilities or for motorists who have entered the drive-through lanes and wish to exit before reaching the sales or service window. It appears the 12.5' drive width at the proposed Coffee Shop is not wide enough for motorists to bypass the drive-through facilities and should be widened to provide stacking and area for bypassing. Also, please show the vehicles stacked at the drive-through window on the Delivery Truck Circulation Plan. Additionally, provide delineation of pedestrian walks crossing parking and driveway aisles by either stripes or a different paving material in front of the proposed Grocery, Retail 'A', and The Learning Experience.
3. Section 1504 – Screening shall be provided in accordance with this section. We defer to the Township's Land Planner, Brandywine, on the adequacy of the proposed landscaping.
4. Section 1507.E – Trash dumpsters shall be enclosed on 3 sides by an architectural screen or plantings. It shall be clarified how this requirement is being satisfied for the trash enclosures located behind the proposed Grocery and proposed Retail 'A'.

IV. SUBDIVISION AND LAND DEVELOPMENT REVIEW

1. §162-9.B.(1)(c) – Verify sheet names are consistent with the List of Drawings provided on the Cover Sheet.
2. §162-9.B.(2)(b)[6] – Provide graphic scale on Sheet 10.
3. §162-9.B.(2)(b)[18] & §162-9.E.(1)(b) – A reference benchmark shall be shown on the plans.
4. §162-9.B.(2)(c)[2] – Provide profiles for all sanitary stormwater lines.
5. §162-9.C.(2)(a)[14][a] – Label the bearing courses and distances for the access and utility easement on the plans.

Mr. Cary Vargo, Upper Uwchlan Township Manager
Reference: Parcel 5C (Byers Station) – Lot 2
Amended Final PRD Plans
Upper Uwchlan Township, Chester County, PA
File No.: 03-0434T2
April 6, 2018

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6. §162-9.E.(1)(g) – Show the limit of disturbance proposed on the Conservation Plan.
7. §162-9.F.(2)(c)[1][c] – Add pipe crossing of Storm Sewer Run TD201-IN202 and Sanitary Sewer Run SMH202-SMH203 to Pipe Crossing Table provided on the Utilities Plan.
8. §162-49.H.(11) – All hydrant locations shall be reviewed by the emergency services coordinator.
9. §162-57.C.(7)(f)[3] – Landscaped islands shall be at least 15 feet in width when provided at the end of each parking bay where such parking bay abuts or opens onto any street or accessway. The plans shall be revised or a waiver sought.
10. **(RW)** §162-57.D.(1) – A waiver has been requested to not provide 2 deciduous trees, 1 evergreen tree, and 8 shrubs per 1,000 square feet gross building area. We defer to the Township's Land Planning Consultant on this matter.

V. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. **(RW)** §152-311.G.(1) – A waiver has been requested to utilize HDPE pipe in paved cartways instead of reinforced concrete. We have no objection to this waiver request.
2. **(RW)** §152-311.H.(3) – A waiver has been requested to utilize a natural spillway lining instead of paved with concrete monoslab pavers; however, a detail shall be provided before a waiver is considered.
3. §152-311.H.(4) – Provide an antiseep collar detail. Antiseep collars shall be watertight, and extend a minimum of two feet beyond the outside of the principal pipe barrel. The maximum spacing between collars shall be 14 times the minimum projection of the collar measured perpendicular to the pipe.
4. §152-311.H.(6) – Clay core callout provided in the Cross Section Schematic of Bioretention Basin references a detail, yet there is no detail provided.
5. §152-402.B.(8)(k) – An area of the site is shown in the Soils Map as GdA, yet is labeled on some plan sheets as Ub. Please clarify.

VI. GENERAL COMMENTS

1. Please revise the A.D.A. Ramp Details Sheets as there appear to be some typos/incorrect slopes and elevations.
2. Depressed Curb Detail shows 8" reveal of Concrete Curb, whereas Typical Concrete Curb Detail shows 6" reveal. Please revise Depressed Curb Detail to match.
3. Reference to the Trout Creek shall be removed from Note 9 Temporary Stabilization and Permanent Stabilization Notes on Sheet 14.
4. Indicate the location of the stage 2 topsoil stockpile on the plans as the current location is located in the building footprints of the proposed Grocery and Retail 'A' locations.
5. General Erosion and Sedimentation Control Note #8 on Sheet 15 states stockpile slopes shall be 2:1 or flatter. Temporary Soil Stockpile Detail on Sheet 17 shows 3:1 max side slopes. Please clarify.
6. Reference to installing a second construction entrance on Darrell Drive should be removed from the Sequence of Construction – Stage 2 Note #2.
7. Add to the Sequence of Construction – Stage 2 when to construct Vegetated Swales #11 to #13.
8. The temporary fertilizer application rate in Standard for Temporary Stabilization on Sheet 14 differs from the temporary fertilizer application rate in General Erosion and Sedimentation Control Note #45 on Sheet 15 and the plans shall be revised to be consistent.
9. Inlet 215 is labeled to receive a Fabco Water Quality Inlet on Sheet 30, but not labeled on Sheet 31. Also, Inlet 204 and Inlet 215 do not have the bold outline around them as shown in the Post Construction Stormwater Management Plan Drawing Legend for proposed water quality filter.
10. There is a mention to a small riparian forest buffer area along Graphite Mine Road on Sheet 32, along with a mention to an equivalency demonstration found in the PCSM Narrative. Please clarify where this is located in the PCSM Narrative.

11. Shopping cart storage areas should be provided within the required parking space area for the storage of such carts. Each designated storage area shall be clearly designed and marked for storage, and shall be enclosed by a barrier.
12. A review of amended final PRD plans will be completed upon Lot 2 Phase 2B design.

**VII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.**

Comments to be provided under separate cover.

**VIII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY**

**Terms and Conditions of Tentative Plan Approval
For Byers Station PRD dated July 6, 1999**

1. Terms and Conditions – Part B. - Parcel and Multi-family Design Criteria - 3e states that “Principal structures shall be designed to emulate and be compatible with the historical architectural themes and relationships of form, mass, and roof pitch evident in the existing hamlet of Byers”. Condition 3f also specifies that flat or faux-mansard roofs shall not be permitted for free-standing pad site structures. We strongly recommend that the Township require the Applicant to provide architectural renderings of the proposed commercial buildings and demonstrate that the structures will satisfy the Design Criteria set forth in the terms of the Tentative Plan Approval.
2. Terms and Conditions – Part B. - Parcel and Multi-family Design Criteria - 3l states that “One free-standing pylon or ground sign may be permitted per individual road frontage. A pylon sign shall have a maximum height of sixteen (16) feet with a minimum ground clearance of eight (8) feet and not exceed sixteen (16) square feet in area. Readerboards shall be prohibited”. Zoning Ordinance 200-94.F requires that all signs shall be made a part of the architectural design of new commercial or retail construction and shall comply with any additional criteria which may be stipulated for the zoning district applicable to the construction or buildings. Drawings submitted for sign permits shall show pertinent information such as

size, location, illumination, etc., in sufficient detail. We recommend that the design and placement of proposed ground and building signage be indicated on the Plan and on architectural renderings to demonstrate that the signage will satisfy the Design Criteria set forth in the terms of the Tentative Plan Approval. Proposed signage shall be designed in accordance with guidelines described in Zoning Ordinance sub-section 200-98 Signs in Commercial, Limited Industrial, and planned industrial/office districts.

Trail Network

3. Consistent with Tentative Plan approval, bicycle storage racks should be provided along surfaced trails and near commercial areas.
4. The proposed trail and sidewalk layout should promote pedestrian access and connectivity among the planned residential and commercial uses on parcel 5-C. The trail leading from the residential area to the north should be extended to connect with sidewalks proposed at The Learning Experience and/or Retail A and should include safe pedestrian crossings, as applicable.
5. We suggest that the Township consider adding back the multi-use trail along Station Boulevard between the proposed access driveway and Graphite Mine Road, including a crosswalk at Graphite Mine Road. This connection would greatly facilitate pedestrian access to the proposed commercial facilities in Phase 1 from the residential areas east of Graphite Mine Road.
6. We recommend that line striping be provided at key locations between the Grocery/Retail A and the adjacent parking lot to identify safe crossings for pedestrians.

Landscape Plan

7. Three waivers are requested including a waiver from SALDO sub-section 162-57.D(1). The total required/provided plantings proposed on Sheet 18 Landscape Plan include: deciduous trees 69/196; evergreen trees 18/60; and shrubs 307/243. Note 7 on Sheet 18 Landscape Plan, regarding “previously approved plant material (relocated)”, is confusing. It appears that the perimeter deciduous trees along Pottstown Pike, Station Boulevard, and Graphite Mine Road are no longer part of the landscaping scheme. This is not consistent with landscaping shown on Sheet 31 Post Construction Stormwater Management Plan. The Applicant should clarify which trees are no longer proposed, and where trees have

been “relocated”. Our current recommendation is that the Township not grant a waiver requested for sub-section 162-57.D(1).

8. We concur with the suggestion by Chester County that the stormwater basins could be naturalized with plantings to soften their appearance and to add to the aesthetics of the development. The Applicant’s engineer and landscape architect should consider whether it would be suitable to plant trees and/or shrubs in the basin areas that would tolerate periodic inundation of water.

Lighting Plan

9. Sheet 20 Lighting appears to identify several types of lighting types: PT; P2; P3; P4-D. Sheet 21 Lighting Details and Notes should identify the lighting details according to the types listed on Sheet 20. It is unclear where the Village Light Standard is proposed. The Village Light Standard shall be placed, at a minimum, along both sides of the proposed access driveway at 50-foot intervals, and along the north side of the multi-use trail along Station Boulevard. The Plans should be revised to clearly identify lighting details on Sheet 21.

IX.

TOWNSHIP SEWER CONSULTANT COMMENTS **ARRO CONSULTING, INC.**

ARRO offers the following comments for your consideration based on current engineering practices in accordance with the Upper Uwchlan Township Municipal Authority Ordinances:

Sanitary Sewer:

1. The Developer is proposing, ultimately, eight (8) buildings with various uses; the proposed sewer flow capacity is 9,025 Gallons per Day, utilizing 225 Gallons per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required 40.1 EDUs. The proposed capacity appears acceptable, but we recommend that the Township reserve the right to evaluate water usage after the respective establishments are opened and require the purchase of additional capacity, if warranted. The required sanitary sewer capacity for the project should be clearly shown on Sheet 1 of the plan.

2. Since the preparation of the appropriate Sewage Facilities Planning Modules (SFP) is already underway, the SFP should be submitted for approval by Pennsylvania Department of Environmental Protection (Pa DEP). Any planning approval should be conditioned on receiving the Pa DEP approval letter.
3. The ownership and maintenance responsibilities for the proposed sanitary sewer improvements should be clearly labeled on the plan. If it is the intent to dedicate the sanitary sewer improvements, then easements with a minimum twenty (20) foot width OR a blanket easement should be provided. The easement(s) should include, both, the Township and the Upper Uwchlan Municipal Authority, in order to have access through the development to solely perform required maintenance and repair of the sanitary sewer system that are situated outside the public right-of-way limits of roadways. The deed of dedication and/or bill of sale shall be in a form acceptable to the Township/Authority. Also, a maintenance bond will be required prior to acceptance of the facilities.
4. The property owner will own or maintain the private building house service lines, which should be clearly identified on the Plans.
5. A note should be provided on the Plans indicating the proposed establishments are required to comply with the Regulations for the Discharge of Non-Residential Waste into the Upper Uwchlan Township Municipal Authority's Sewerage System, Resolution #10-20-04-15, dated October 20, 2004.
6. A detail of the proposed 1500-gallon grease interceptor should be provided on the plans.
7. Sheet 7 of 34 – Identify the sewer marked as “SL” in the Utility Drawing Legend.
8. Sheet 7 of 34 – A note describing how the proposed 6-inch sanitary line from the proposed coffee shop shall connect to the 8-inch sanitary main along the access driveway should be added.
9. Provide profiles of the sewer shown on Sheet 7 of 34 extending from existing SMH22 to SMH201, SMH201 to SMH203, SMH201 to SMH205, and existing SMH24 to SMH207.
 - a. The profiles mentioned above shall replace the Sanitary Sewer Structure Table Rim and Inverts on Sheet 11 of 34. Please note the following discrepancies within the Table:
 - i. Table shows SMH203 has an Invert Out of 434.26. However, the first four wyes downstream of SMH203 have inverts between 434.61 and 434.30.

Reference: Parcel 5C (Byers Station) – Lot 2
Amended Final PRD Plans
Upper Uwchlan Township, Chester County, PA
File No.: 03-0434T2
April 6, 2018

- ii. The SMH204 Rim Elevation is 23 feet lower than its invert. It appears the Rim Elevation shown may be incorrect.
- iii. Remove the Invert IN information at SMH203. SMH203 is a terminal manhole as the Learning Experience (Daycare) service line is going into a wye immediately downstream of SMH205 as shown Sheet 7 of 34.

10. Sheet 26 of 34 – Based on profiles provided in Note #9 above, the following Authority's details shall be included on the plans:

- a. 20-foot precast manhole detail 7000SD02 if depth of manhole will exceed 20 feet.
- b. Manhole options inside splash/inside drop detail 7000SD07 if difference in inverts is greater than or equal to 6".

**X. TOWNSHIP LIGHTING CONSULTANT
STUBBE CONSULTING LLC**

The following comments and recommendations are offered for Township consideration, in accordance with the lighting requirements contained in SLDO Section 614. Lighting, and reasonable and customary engineering practices:

1. Luminaire Control Requirements - §614.C.3.d. requires that luminaires are to be extinguished between 11 p.m. and dawn. No information was found with respect to method of on/off control of luminaires and the proposed hour(s) at which the site lighting was to be extinguished and which luminaires, if any, were proposed to remain on all night or dimmed, for site safety/security.

It is recommended Applicant be requested to submit a proposed exterior lighting on/off control scheme for Township review and approval.
2. Pole Protection - §614.C.4.b requires that poles supporting luminaires be adequately protected from collision by backing vehicles, by being set back 5' from face of curb or placed on a concrete pedestal a minimum of 30" above pavement, or placement of a steel bollard between face of curb and pole face, or by other Township approved means. There are locations where poles supporting luminaires are extremely vulnerable to collision by backing vehicles.

Reference: Parcel 5C (Byers Station) – Lot 2
Amended Final PRD Plans
Upper Uwchlan Township, Chester County, PA

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It is recommended Applicant be requested to take appropriate steps to protect poles supporting luminaires directly behind parking spaces, from being struck by backing vehicles.

3. Plan Notes - §614.D.4. and E. require the placing of the following notes on Lighting Plan:

It is recommended Applicant be requested to add the following notes to Lighting Plan:

- a. Proposed approved-plan alterations to lighting plans or intended substitutions for lighting equipment on approved lighting plan, shall be submitted to Township for review and approval prior to installation.
- b. The Township reserves the right to conduct post-installation nighttime inspections to verify compliance with commitments made on approved Lighting Plan, and if appropriate, to require remedial action at no expense to Township.

4. Landscape Conflicts - In the parking area south of proposed 1.5 story structure A, at the south end of the center planting island, there are 2 proposed red maple trees that, at or before tree maturity, have the potential to block sufficient light output from the 2 PD-4 luminaires to their north, to result in lighting levels on the cartway to its south, that are below Ordinance required minimums.

It is recommended Applicant be requested to take appropriate corrective action, perhaps selecting a less dense tree variety.

5. Luminaire Mounting Height Conflict - Sheet 22, Lighting Pole Detail depicts a 14' 6" luminaire mounting height, which is inconsistent with specified mounting heights on the Sheet 21 Luminaire Schedule.

It is recommended Applicant be requested to take appropriate action to correct this apparent inconsistency.

6. LED Light Color - Specified for the correlated color temperature of proposed LED lighting is 4000K.

To minimize glare as seen from adjacent uses, including residential uses, and to minimize glare response as seen by site visitors, it is recommended Township request that 3000K lighting be specified.

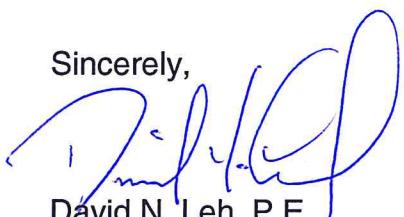
Reference: Parcel 5C (Byers Station) – Lot 2
Amended Final PRD Plans
Upper Uwchlan Township, Chester County, PA

File No.: 03-0434T2

April 6, 2018

This concludes our third review of the above-referenced conditional use application in preparation for the forthcoming conditional use hearing. If you have any questions, please do not hesitate to contact me.

Sincerely,



David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
David Schlott, P.E., ARRO Consulting, Inc. (via email only)
C. Stanley Stubbe, Stubbe Consulting, LLC (via email only)
William R. Rearden, P.E., Bohler Engineering (via email only)
C.J. Bock, P.E., Bohler Engineering (via email only)
Robert Dwyer, Executive Land Holdings, L.P., Applicant (via email only)



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-4-86; 32-3-21 Date: 4/6/18

Name of Applicant: Gunner Properties, Ltd.

Address: 160 Park Road, Chester Springs, PA 19425

Telephone: ██████████ Email: ██████████

Owner of Parcel: Same as applicant

Address / Location of Parcel: Same as above address

Zoning District: C-1 Existing Use: Retail, personal service, office, apartments

Article / Section Authorizing Conditional Use: 200-33.B(8) and 200-73.K (2)

Description of Proposed Conditional Use: Seasonal eating and drinking establishment.

Applicant is also seeking approval to provide off-site parking on two other properties in the Township in the event overflow parking would be needed from time to time to serve the uses on the property.

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial
2. Twenty (20) copies of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

* The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

Fred Gunther on behalf of Gunner Properties, Ltd.

Printed Name of Applicant

Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
6th day of April, 2018

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

KATHLEEN E MCGRATH

Notary Public

UPPER UWCHLAN TWP., CHESTER COUNTY
My Commission Expires Aug 20, 2018

Notary Public

Form Revised April 2017

Packet Page 23



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Dr. Robert Schoenberger
Upper Uwchlan Township Planning Commission

FROM: Cary B. Vargo
Township Manager

RE: Zoning/SALDO Amendments

DATE: April 6, 2018

Attached for your review, consideration, and comment are two proposed ordinance amendments, one zoning and one SALDO amendment. The proposed zoning amendments is a result of identified and repeated issues with the time it takes to guide a project through the conditional use process and obtain third party agency approvals, resulting in the repeated granting of extensions. The proposed SALDO amendment is specific to the submission process as well as specific construction materials (high density polyethylene pipe).

The ordinance amendments were drafted by the Township Solicitor and reviewed by Township staff. Next steps include review by the Township's Planning Commission, followed by submission to the CCPC for ACT 247 review.

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. ____-2018

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE, WHICH IS CODIFIED IN CHAPTER 200 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, BY AMENDING SECTION 200-116 TITLED, "CONDITIONAL USES" AND SECTION 200-127 TITLED, "EXPIRATION OF SPECIAL EXCEPTIONS AND VARIANCES".

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that Chapter 200 of the Upper Uwchlan Township Code, titled "Zoning," is hereby amended as follows:

SECTION 1. Section 200-116.titled, "Conditional uses" shall be amended to include a new subparagraph H immediately following Section 200-116.G which shall read as follows:

"H. Where a conditional use application involves land development and/or subdivision approval, any conditional use approval granted by the Board of Supervisors shall be governed in a manner consistent with Section 917 of the Pennsylvania Municipalities Planning Code, 53 P.S. *Section 10917*, which provides that the applicant shall be entitled to rely upon the ordinances in effect at the time of conditional use approval if the applicant submits land development and/or subdivision plans within a period of six months from the date of such conditional use approval. A conditional use approval that does not involve or require land development and/or subdivision approval shall expire if the applicant fails to obtain a building permit or a use and occupancy permit, as the case may be, within six months from the date of the Board of Supervisors' conditional use approval. The Board of Supervisors may authorize an extension of time to obtain such permits, or to submit land development/subdivision plans, at the time of the hearing, or upon a future written request by the applicant which may be acted upon by the Board by motion at a regularly scheduled public meeting."

SECTION 2. Section 200-127 is hereby amended to read as follows:

§200-127. Expiration of Special Exceptions and Variances.

Where a special exception application involves land development and/or subdivision approval, any special exception approval granted by the Zoning Hearing Board shall be governed in a manner consistent with Section 917 of the Municipalities Planning Code, 53 P.S. *Section 10917*, which provides that the applicant shall be entitled to rely upon the ordinances in effect at the time of special exception approval if the applicant submits land development and/or subdivision plans within a period of six months from the date

of such special exception approval. A special exception approval that does not involve or require development and/or subdivision approval, and variance approval shall expire if the applicant fails to obtain a building permit or a use and occupancy permit, as the case may be, within six months from the date of the Zoning Hearing Board's approval. The Zoning Hearing Board may authorize an extension of time to obtain such permits, or to submit land development/subdivision plans, at the time of the hearing, or upon a future written request by the applicant which may be acted upon by the Zoning Hearing Board at a subsequent meeting of the Zoning Hearing Board."

SECTION 3. Severability. If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 4. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

ENACTED this _____ day of _____, 2018.

ATTEST:

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Gwen Jonik, Township Secretary

Jamie W. Goncharoff, Chairman

Sandra M. D'Amico, Vice-Chairman

Guy A. Donatelli, Member

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. ___-2018

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, WHICH IS CODIFIED IN CHAPTER 162 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, TO AMEND CERTAIN SUBMISSION REQUIREMENTS RELATED TO PLAN REVIEW, AND TO ALSO AMEND THE UPPER UWCHLAN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, WHICH IS CODIFIED IN CHAPTER 152 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, TO ALLOW FOR THE USE OF HIGH DENSITY POLYETHYLENE PIPE WITHIN PAVED CARTWAYS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that certain ordinances of the Township are hereby amended as follows:

SECTION 1. Section 162-8 of the Subdivision and Land Development Ordinance shall be amended as follows:

- a. Section 162-8A.(1)(d) shall be removed in its entirety and subsequent sections shall be re-alphabetized accordingly.
- b. Section 162-8B.(1)(b) shall be amended to read as follows:
 - “(b) All preliminary plan submittals shall be submitted to the Township Secretary in accordance with the submittal requirements established in § 162-9 of this chapter. The Township Secretary shall determine whether the applicant presents a complete submission, however, the official submission date will not be established until the Planning Commission confirms a complete submittal at its next meeting. This submittal includes:
 - [1] Three copies of the official Township application for preliminary review form, one being notarized by an affidavit of ownership and intended use of the land, as well as of the Act 247 Referral Form and planning modules;
 - [2] A minimum of nine full-size prints of the preliminary subdivision plan;

- [3] A minimum of four prints of the preliminary subdivision plan in 11" x 17" sized format;
- [4] A minimum of four copies of all required supporting information and plans;
- [5] A digital submission of all plans and documents;
- [6] An aerial photograph of the subject property; and
- [7] Payment of required application fees and escrow deposits as determined by resolution of the Board. "

c. Section 162-8B.(1)(d) shall be amended to read as follows:

"(d) Upon receipt of all items comprising a complete and official submission, the Township Secretary shall accept the application and transmit such plans to the following:

- [1] One copy of the preliminary plan to each of the required Township Consultants;
- [2] Two copies of the preliminary plan, county referral form and accompanying fee to the Chester County Planning Commission;
- [3] One copy of the preliminary plan, module forms and appropriate fee to the Chester County Health Department; and
- [4] One copy of the plans to the various Township Commissioners and Boards."

d. Section 162-8C.(1)(d) shall be amended to read as follows:

"(d) All final plan applications, along with the criteria listed below, shall be submitted to the Township Secretary seven days prior to the next meeting of the Planning Commission. The Township Secretary shall determine whether the applicant presents a complete submission, however, the official submission date will not be established until the Planning Commission confirms a complete submittal at its next meeting.

- [1] Three copies of the official Township application for final review form; one being notarized by an affidavit of ownership and intended use of the land;
- [2] A minimum of nine full-sized prints of the final plan and four 11" x 17" sized plans;

- [3] A minimum of four copies of all required supporting information and plans; and
- [4] Payment of required application fees and escrow deposits as determined by resolution of the Board. “

e. Section 162-8C.(1)(f) shall be amended to read as follows:

“(f) Upon receipt of all items comprising a complete and official submission, the Township Secretary shall accept the application and transmit such applications according to Township procedures.”

SECTION 2. Section 152-311G.(1) of the Stormwater Management Ordinance shall be amended to read as follows:

- “(1) All pipe within the paved cartway shall be reinforced concrete or high density polyethylene pipe.”

SECTION 3. Severability. If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 4. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

ENACTED this _____ day of _____, 2018.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen Jonik, Township Secretary

Jamie W. Goncharoff, Chairman

Sandra M. D'Amico, Vice-Chairman

Guy A. Donatelli, Member



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

March 8, 2018

Minutes

DRAFT

In Attendance:

Sally Winterton, Vice-Chair, Jim Shrimp, Brett Hand, Chad Adams, Jeff Smith, Bob Phillips, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik, Planning Commission Secretary

Sally Winterton called the meeting to order at 7:31 p.m. as a quorum was present.

Sally Winterton introduced Jeff Smith, newly appointed Commission member, and commented that the Commission has evolved with the members having all the types of careers, interests, length of Township residency and length of serving on the Commission.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan. No representative was present at this time so Ms. Winterton advised we'll proceed with agenda and return to this topic later.

Jankowski Property Preliminary/Final Subdivision–Land Development Plan

Adam Brower of E.B. Walsh and Bob Rosenthal of Envision Land Use were present to discuss the Township Consultants' March 2, 2018 review letter of the Preliminary/Final Subdivision–Land Development Plans dated August 8, 2017 and last revised September 8, 2017. Mr. Brower advised the Applicant will be able to address the majority of items in the review letter, however they'd like to discuss the following items that were of concern:

1. Requesting a waiver for more than 4 Lots on a cul de sac bulb. There are 5 Lots on the cul de sac, which has a total radius of 60' and they'll try to keep most of the driveways on the straightaway rather than the bulb. The Commission members were generally in favor of the waiver.
2. Mr. Brower clarified the sidewalk widths – they'll be 5' wide on the Milford Road extension (connector road) and 4' wide within the development.
3. Mr. Brower asked for input regarding lighting within the development. The Commission members recommended lighting at the sign for the community along Route 100, and at the entrances into the development but not within the houses or at the recreation area.
4. The Applicant will address with Gilmore the storm water management comments. There will be basins at the lower end of the parcel which will be dry most of the time, and a raingarden.
5. They are seeking both Preliminary and Final Plan Approval.
6. Parking is proposed on one side of the street, the outer edge. The Commission members suggested and Mr. Brower agreed that the Homeowners Association documents should state that no commercial vehicles shall be parked on the street.
7. The ultimate right-of-way for Route 100 will be added to the Plan.
8. The trail along Route 100 will run south from the Milford Road extension (connector road) and end at the southern boundary of the parcel. The Commission members agreed that the trail should not run to the north of the connector road.
9. The Commission members noted the consultants' review letter was lengthy, but the items weren't substantive. Mr. Brower advised the Plans would be easily revised to address all of the comments.

Jim Dewees moved, seconded by Jeff Smith, to recommend Preliminary and Final Approval with the Consultants' comments addressed. The Motion carried unanimously.

Approval of Minutes

Jeff Smith moved, seconded by Chad Adams, to approve as presented the minutes of the February 8, 2018 Planning Commission meeting. The Motion carried unanimously.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan

No representative was present. Chad Adams moved, seconded by Jim Dewees, to accept the Plans for consultants' review. The Motion carried unanimously. Brief discussion noted there are several buildings proposed, which some members would favor being located closer to the existing roadway, and it appears there's a drive-through lane at the coffee shop, which they don't believe is allowed in the Village District.

Open Session

Gwen Jonik noted that the Commission meeting agendas posted on the website will include supporting documents, in the same manner as the Board of Supervisors' agendas. Commission members noted that some documents could be misinterpreted without the proper context.

Jim Dewees congratulated the Staff for receiving an award for the Township Newsletter.

Gwen Jonik advised the Struble Trail conditional use hearing scheduled for March 13, 2018 might not be held and may be continued.

Sally Winterton announced the next Planning Commission meeting is scheduled for April 12, 2018.

A neighbor of Eagleview Lot 1C asked about the next steps for that Plan. Chad Adams replied that a sketch plan was presented at the February meeting. A Land Development Plan has to be submitted and go through the land development approval process. If approved, they might be able to break ground by the end of the year.

Adjournment

Jeff Smith moved, seconded by Chad Adams, to adjourn the meeting at 8:31 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Township Secretary