



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS

CONDITIONAL USE HEARINGS

June 11, 2019

6:00 p.m.

Approved

LOCATION: Temporary Township Administration Office
415 Eagleview Boulevard, Suite 116
Exton, PA 19341

In Attendance:

Board of Supervisors

Guy A. Donatelli, Chair
Sandra M. D'Amico, Vice-Chair
Jamie W. Goncharoff, Member

Township Administration

Cary B. Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township Secretary

Tom Oeste, Esquire
Maria O'Neill, Court Reporter

Dave Leh, P.E., Gilmore & Associates
Chris Williams, P.E., McMahon Associates
Kathleen McCaig, Planner, Brandywine Conservancy
(7:00 p.m.)

Mr. Donatelli called the Evening to order at 6:00 p.m.

Eagle Retail Associates / Starbucks

Mr. Donatelli requested Tom Oeste, Esquire, conduct a Hearing for a Conditional Use Application filed by Eagle Retail Associates for a proposed Starbucks coffee shop with drive-through service in the Village Commercial District, on a site at the corner of Route 100 and Simpson Drive. Maria O'Neill recorded the proceedings and the Transcript is the official Record of the Hearing. Mr. Oeste entered 6 Exhibits into the Record.

Tim Townes and Adam Loew attended, representing Eagle Retail Associates, and submitted 6 exhibits for the Record.

Don Carlson, Buck Drive, was interested in becoming a Party of Status.

Applicant's testimony and questions from the Board of Supervisors included parking, drive-through lane stacking, indoor/outdoor seating, wastewater capacity, hours of operation, peak hours, etc.

Testimony concluded and the Record was closed at 7:02 p.m. Mr. Oeste announced the Board of Supervisors may make their Decision on the Application at their July 15, 2019 meeting.

Gunner Properties / 160 Park Road

Mr. Donatelli called a Hearing to order at 7:15 p.m. for a Conditional Use Application filed by Gunner Properties for an eating and drinking establishment at 160 Park Road, the corner of Route 100 and Park Road, as well as to allow off-site parking in the Village Commercial District. Mr. Donatelli requested Tom Oeste, Esquire, conduct the Hearing; Maria O'Neill recorded the

proceedings and the Transcript is the official Record of the Hearing. Mr. Oeste entered 5 Exhibits into the Record.

There are no Parties of Status for this Application.

Alyson Zarro, Esq., Denny Howell, Chase Gunther and Fred Gunther were in attendance. Ms. Zarro explained that the Applicant has changed the parking plan and overall plan for the property, and is proposing a seasonal beer garden, and off-site parking.

Ms. Zarro entered 12 Exhibits into the Record. Applicant's testimony, Township consultant testimony and questions by the Board of Supervisors included: the type(s) of eating/drinking proposed, traffic flow/control in and around the property, wastewater needs, liquor licensing, parking, landscaping, lighting, hours of operation, etc.

Testimony concluded, and the Record was closed at 8:43 p.m. Mr. Oeste announced the Board of Supervisors may make their Decision on the Application at their July 15, 2019 meeting.

Respectfully submitted,

Gwen A. Jonik
Township Secretary