



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

PUBLIC MEETING,
CONDITIONAL USE HEARING
Struble Trail Extension II

AGENDA

JULY 24, 2019
6:00 p.m.

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

- I. CALL TO ORDER
 - A. Salute to the Flag
 - B. Moment of Silence
 - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting

- II. ADMINISTRATION
 - A. Eagle Retail Associates / Starbucks Conditional Use Decision & Order – Consider Approval 2
 - B. Gunner Properties Ltd. / 160 Park Road Conditional Use Decision & Order – Consider Approval
 - C. Township Building Security Program – Consider Approving Proposal

- III. CONDITIONAL USE HEARING – Chester County Department of Facilities & Parks 10
Re: Struble Trail Extension II

- IV. OPEN SESSION

- V. ADJOURNMENT

SOLICITOR FOR
UPPER UWCHLAN TOWNSHIP

: UPPER UWCHLAN TOWNSHIP

DECISION AND ORDER

Eagle Retail Associates, LP (“Applicant”) is the owner of a property known as the Eaglepointe Village Shopping Center located between Pottstown Pike and Little Conestoga Road on the northeast side, and Ticonderoga Boulevard on the southwest side, Chester County Tax Parcel No 34-4-38.11 (the “Shopping Center”). The Shopping Center is developed with a row of retail stores anchored by an Acme supermarket and several pad sites containing various uses. The property is located in the C-1 Village District.

Applicant filed a conditional use application (the “Application”) dated April 23, 2019 with the Board of Supervisors of Upper Uwchlan Township (the “Board”) seeking approval pursuant to Section 200-33.B.(5) of the Upper Uwchlan Township Zoning Ordinance of 1989, as amended (the “Zoning Ordinance”) to permit an individual retail store, shop or establishment with drive-thru service, specifically a Starbucks Coffee Shop. The Township Zoning Officer determined and the Board concludes that a Starbucks Coffee Shop with drive-thru service is a permitted conditional use in the C-1 Village District by Zoning Ordinance Section 200-33.B.(5) as an individual retail store, shop or establishment with drive-thru service. *See* Exhibit A-7.

The proposed Starbucks will be located on a pad site improved with a vacant building previously occupied by Key Bank (the “Pad Site”). The Pad Site is located along the eastern side of the Shopping Center, immediately adjacent to Simpson Drive and Pottstown Pike, and depicted as Pad 3 and Pad 4 and associated parking on Exhibit A-2. The proposed Starbucks for which the Applicant seeks conditional use approval of is depicted on ten (10) plan sheets marked as Exhibit A-3 as modified by a Site Sketch marked as Exhibit A-4 (the “Project”).

The Board conducted a public hearing on June 11, 2019 (the “Hearing”) to consider the Application. Public notice of the hearing was advertised in the *Daily Local News* on May 28, 2019 and June 4, 2019. *See* Exhibit B-2. The Property was posted pursuant to the requirements of the Pennsylvania Municipalities Planning Code (“MPC”). *See* Exhibit B-3.

Board Chairman Guy Donatelli, Vice Chair Sandy D’Amico and Supervisor Jamie Goncharoff attended the Hearing and participated in the Board’s deliberations. The Board was represented by Thomas F. Oeste, Esquire from Buckley, Brion, McGuire & Morris LLP, Township Solicitor. Applicant was represented by Timberlake M. Townes. Mr. Donald Carlson, 9 Buck Drive, Glenmoore, PA was granted party status at the Hearing without any objection from Applicant.

The testimony was recorded by Maria Lairdieson O’Neill, RPR. The record in the Application consists of the transcript of the stenographic notes taken by Ms. O’Neill at the Hearing and the following documentary exhibits admitted into evidence (the “Record”).

Board Exhibits

B-1: Conditional Use Application dated April 22, 2019

B-2: Proof of Publication in the *Daily Local News* on May 28, 2019 and June 4, 2019

B-3: Affidavit of Posting dated May 22, 2019

- B-4: Correspondence dated June 5, 2019 from Gilmore & Associates, Inc.
- B-5: Corrected Conditional Use Decision dated July 17, 2000
- B-6: Upper Uwchlan Township Planning Commission Draft Minutes dated May 9, 2019

Applicant's Exhibits

- A-1: Application Package dated 4/22/19 to Upper Uwchlan Township for Conditional Use Hearing to permit a drive-thru facility pursuant to Section 200-33.B(5) of the Upper Uwchlan Township Zoning Ordinance.
- A-2: Copy of the Recorded Land Development Plan and Grading/Utilities Plan for the Eaglepointe Village Shopping Center, Recorder of Deeds date stamp of December 31, 2001.
- A-3: Schematic Design Package for Eagle, Pa (MidAtlantic) dated 3/23/18
- A-4: Escape Lane Plan prepared for Starbucks, Eagle Pa by Kimley Horn dated 6/10/19
- A-5: Reduction in impervious coverage sketch plan
- A-6: Water Reduction Estimates Worksheet
- A-7: Email re: Zoning Officer's opinion

The Board concludes that the Applicant has proven entitlement to use of the Pad Site for a retail store with drive-thru service, subject to compliance with the conditions of approval set forth hereinbelow. This Decision and Order grants only zoning conditional use approval in accordance with its express terms. Nothing contained in this Decision and Order shall be construed to abrogate or limit the obligation of the Applicant to comply with the applicable requirements of the Zoning Ordinance and Township Subdivision and Land Development Ordinance. Applicant shall apply for and obtain land development approval for the Project. Except as expressly augmented and clarified by the conditions hereinbelow, the Property and Project shall be used and developed in accordance with all of the otherwise applicable laws, ordinances, standards, specifications,

resolutions and regulations of the Township and of all other agencies or authorities with jurisdiction over the Property and the proposed use (the “Applicable Law”). Any proposed use of the Property and Project different in any aspect from the Applicant's proposal which requires a modification of the terms and conditions of this Decision and Order or relief within the jurisdiction of the Board will require application to and approval from the Board.

The Board grants the Application subject to strict compliance with the following conditions. Compliance with the conditions shall be demonstrated during review of and decision on the land development application and plan and shall be determined by the Board. The Board shall resolve any conflict or inconsistency between any condition, between any condition and Applicable Law or between any condition and the Record.

1. Applicant and its successors and assigns in interest to the Shopping Center property shall be strictly bound by this Decision and Order.

2. To the extent not inconsistent with any of the specific conditions of approval, Applicant shall comply with and the Starbucks Coffee Shop shall be operated in substantial conformance with the representations and commitments made in the Record.

3. The use of Pad Site 4 shall be a Starbucks Coffee Shop with one (1) drive-thru service lane and window as generally depicted on Exhibit A-3, Schematic Design Package, as modified by Exhibit A-4, Site Sketch. The final configuration of the drive-thru stacking lane and bypass lane, and the number of stacking spaces, shall be determined during the land development review.

4. All drive-thru stacking of vehicles shall be located on the Pad Site. Stacking and queuing of vehicles shall not extend into the Shopping Center drive aisles, Simpson

Drive or Pottstown Pike. To the extent necessary after opening for business, Applicant shall modify the drive-thru stacking layout to prevent off-site stacking and queuing of vehicles.

5. The land development plan shall depict an area for loading and unloading; and turning templates for ingress and egress by delivery vehicles to and from the Pad Site. All deliveries shall occur during hours when the Starbucks is not open for business. Loading and unloading may occur in designated parking spaces and drive aisles as long as loading and unloading occurs during non-business hours.

6. The land development plan shall be reviewed for emergency access and be subject to approval by Township emergency service providers.

7. The Applicant shall demonstrate during land development that the number of parking spaces required by Zoning Ordinance Section 200-73.H.(3) for the Starbucks use are provided on the Pad Site and in the parking area across the drive aisle immediately to the west of the Pad Site, described at the Hearing as the Acme lot.

8. Employees of the Starbucks store shall be required to park in the Acme lot, if deemed necessary by the landlord or Township. Notice shall be provided to Starbucks that upon receipt, they shall have seven (7) days to require all employees to park in the upper Acme parking lot.

9. If after a minimum period of ninety (90) days from the Starbucks opening for business, the Township observes any queuing or stacking which occurs out into the Shopping Center drive aisles, Simpson Drive or Pottstown Pike, (as described in Condition #4 above) then the Township, may require the Applicant to perform a traffic study. The study shall be completed by a qualified traffic engineer and the scope of the study shall be approved by the Township traffic

consultant. To the extent feasible, the Applicant shall make modifications to Simpson Drive, the Shopping Center drive aisles and internal circulation as may be recommended by the study or required by the Township traffic consultant.

10. The Applicant shall comply with the comments, requirements and recommendations of McMahon Associates, Inc., Township Traffic Consultant, set forth in Paragraphs III, items 4 through 7, of Exhibit B-4.

11. The Applicant shall comply with the comments, requirements and recommendations of Arro Consulting, Inc., Township Sewer Consultant, set forth in Paragraph V, items 1 and 2, of Exhibit B-4.

12. The land development plan shall include a comprehensive signage plan for the Pad Site, that includes but is not limited to restricting parking on the Pad Site to customers of Starbucks and Eagle Formal Wear (or subsequent tenant), informational signage for additional parking in the Acme lot and signage prohibiting vehicles waiting for drive-through service from standing or stopping in the Shopping Center drive aisles, Simpson Drive or Pottstown Pike. The signage plan shall be reviewed by the Township Historical Commission for recommendations relative to sign area, height and lighting.

13. The Applicant shall continuously maintain the existing pedestrian cross-walk from the Pad Site to the Acme lot (located at the southwest corner of the Pad Site as depicted on Exhibit A-2) to accommodate pedestrian movement to and from parking in the Acme lot. The cross-walk shall be adequately lit during Starbucks business hours.

14. The Applicant shall notify the Board by correspondence or electronic mail delivered to Cary Vargo, Township Manager, within 10 days of the Date of Decision set forth

hereinbelow, its full and complete consent to the conditions specified herein above or the Application is denied; the Board expressly finding and concluding that the Application, in the absence of compliance with the said conditions, is inconsistent with or in violation of the standards, criteria, purposes and policies codified in the Zoning Ordinance. In the event the conditions are not accepted in full or an appeal is taken, the Board retains jurisdiction and shall supplement this Decision and Order with Findings of Fact and Conclusions of Law in support of the denial of the Application.

ADOPTED at a duly-advertised public meeting of the Board this 24th day of July 2019.

**BOARD OF SUPERVISORS
UPPER UWCHLAN TOWNSHIP**

Guy Donatelli, Chair

Sandy D'Amico, Vice-Chair

Jamie Goncharoff, Supervisor

CERTIFICATION OF MAILING NOTICE

I certify that an executed, true and correct copy of the foregoing Decision and Order of the Upper Uwchlan Township Board of Supervisors on the Conditional Use Application of Eagle Retail Associates, LP. was mailed by USPS First Class mail, postage prepaid to Timberlake M. Townes, Applicant's representative, 120 Pennsylvania Avenue, Malvern, PA 19355-2418 and the party to the Application, Donald Carlson, 9 Buck Drive, Glenmoore, PA 19343 on _____, 2019, which is the Date of Decision.

Gwen Jonik
Township Secretary



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

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-6-65.1 & 32-6-66
32-6-48.1 32-6-49 & 32-6-49.2 Date: April 30, 2019

Name of Applicant: County of Chester, c/o County of Chester Department of Facilities & Parks

Address: 313 West Market Street, Suite 5402, P.O. Box 2748, West Chester, PA 19380

Telephone: 610.344.6445 Email: dstauffer@chesco.org

Owner of Parcel: 32-6-65.1 & 32-6-66 - County of Chester
32-6-48.1 & 32-6-49.2 - Commonwealth of Pennsylvania (County has easement rights)
p/o 32-6-49 - County of Chester by Eminent Domain Action (Shryock Brother, Inc)

Address/ Location of Parcel: Dorian Mill Road

Zoning District: U Limited Industrial Existing Use: Governmental Use (Public Trail)

Article/ Section Authorizing Conditional Use: 200-44.1(1.0)

Description of Proposed Conditional Use: Applicant proposes to extend its existing governmental use of the property, being the Struble Trail, from its terminus on the south side of Dorian Mill Road at the Trailhead parking lot to the west to the lands of the Commonwealth of Pennsylvania. as depicted on the attached plans and incorporated herein by reference.

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 knowledge and belief.

David T. Stauffer, RLA, ASLA
Capital Projects Coordinator/County of Chester

Printed Name of Applicant

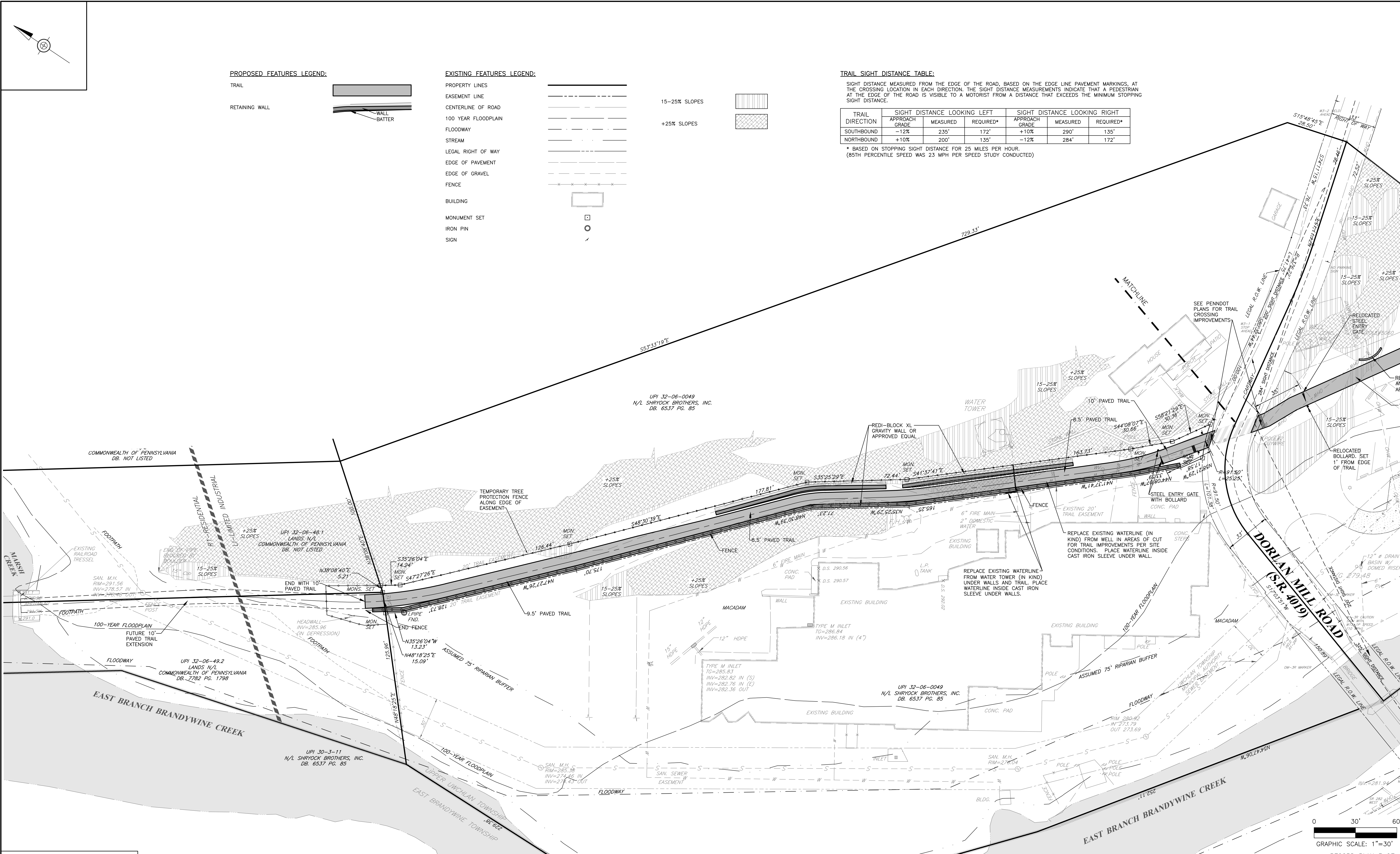
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

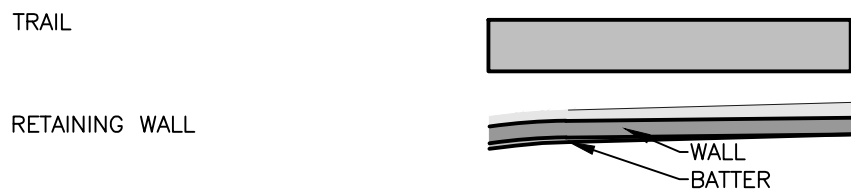
Sworn to and subscribed before me this
30th day of April, 2019.

Notary Public

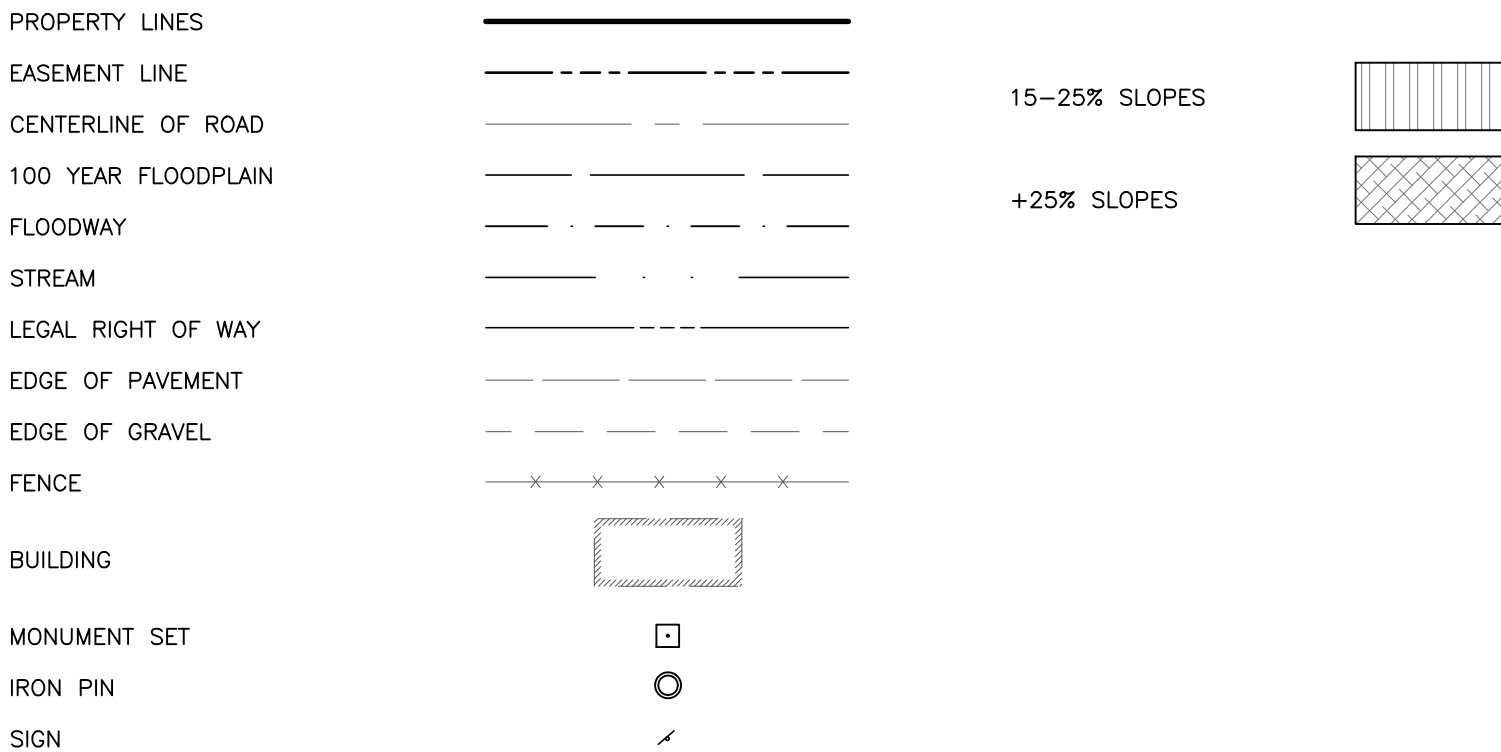
Commonwealth of Pennsylvania - Notary Seal
KATHRYN A. FIDANZA, Notary Public
Chester County
My Commission Expires April 23, 2022
Commission Number 118937



PROPOSED FEATURES LEGEND:



EXISTING FEATURES LEGEND:



TRAIL SIGHT DISTANCE TABLE:

SIGHT DISTANCE MEASURED FROM THE EDGE OF THE ROAD, BASED ON THE EDGE LINE PAVEMENT MARKINGS, AT THE CROSSING LOCATION IN EACH DIRECTION. THE SIGHT DISTANCE MEASUREMENTS INDICATE THAT A PEDESTRIAN AT THE EDGE OF THE ROAD IS VISIBLE TO A MOTORIST FROM A DISTANCE THAT EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE.

| TRAIL DIRECTION | SIGHT DISTANCE LOOKING LEFT | | | SIGHT DISTANCE LOOKING RIGHT | | |
|-----------------|-----------------------------|----------|-----------|------------------------------|----------|-----------|
| | APPROACH GRADE | MEASURED | REQUIRED* | APPROACH GRADE | MEASURED | REQUIRED* |
| SOUTHBOUND | -12% | 235' | 172' | +10% | 290' | 135' |
| NORTHBOUND | +10% | 200' | 135' | -12% | 284' | 172' |

* BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR.
(85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED)

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UPI 32-6-48.1, 32-6-49, 32-6-49.2

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| NOTES | |

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| CHKD. BY | |
| CHKD. BY | |
| DATE | MAY 1, 2019 |
| SCALE | 1"=30' |

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Pottstown, PA 19464
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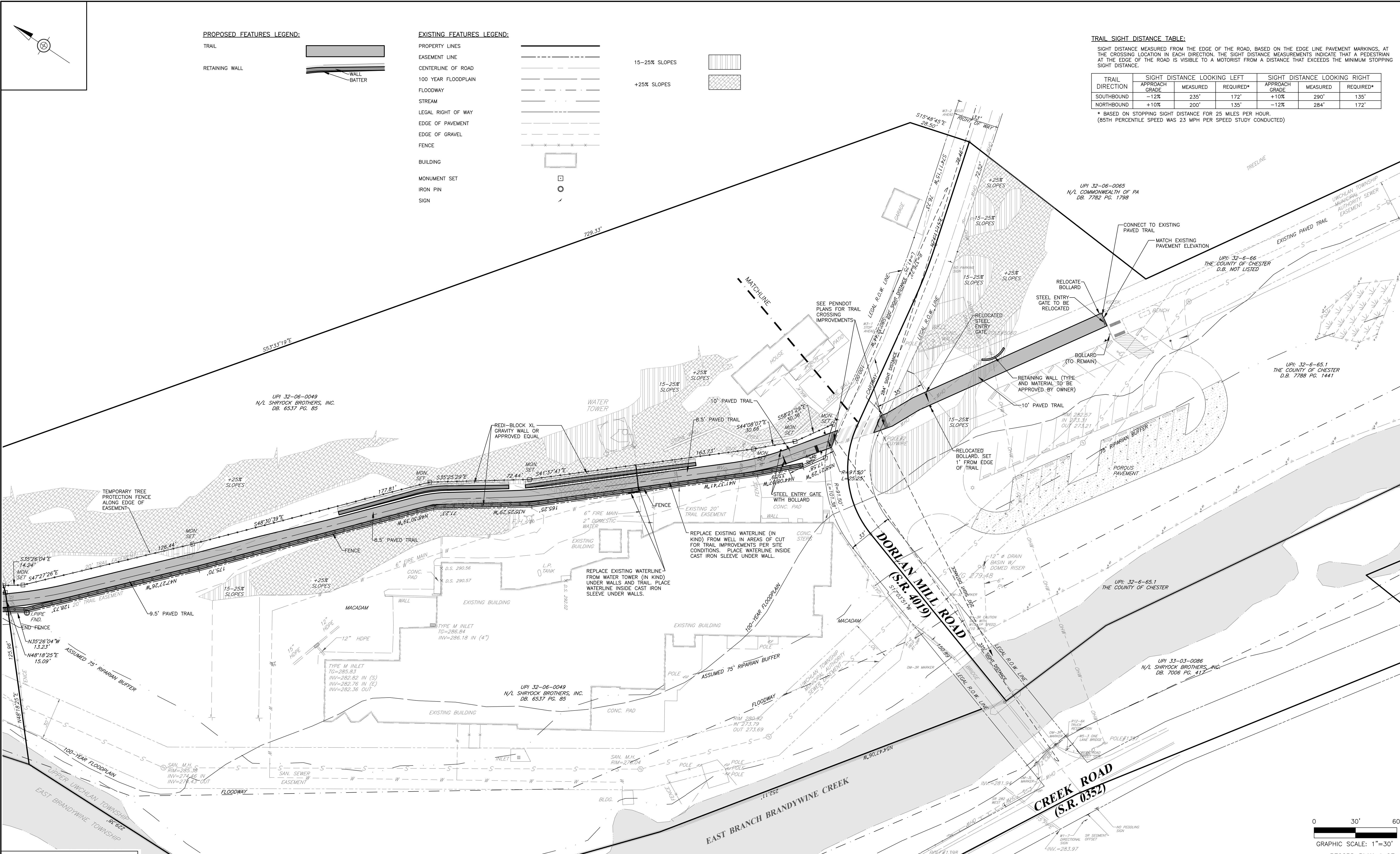
Southampton Office
706 Lakeside Drive
Southampton, PA 18966

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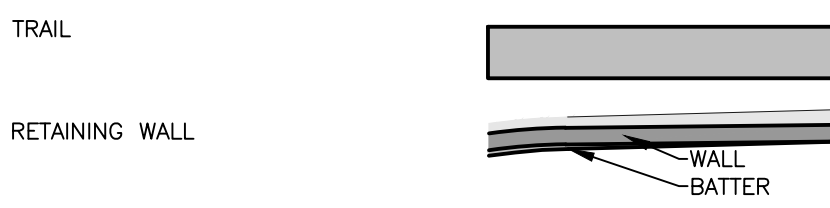
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| CLIENT | CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS |
| | 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380 |

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| SITE PLAN | SUBJECT | JOB NO. |
| | STRUBLE TRAIL EXTENSION II | 137340.01A |
| | | SHEET NO. |
| | | 3 OF 15 |
| | | DWG. NO. |
| | | LO137340-1A |
| | UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA | |

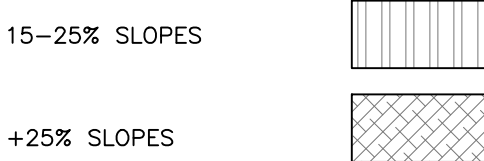
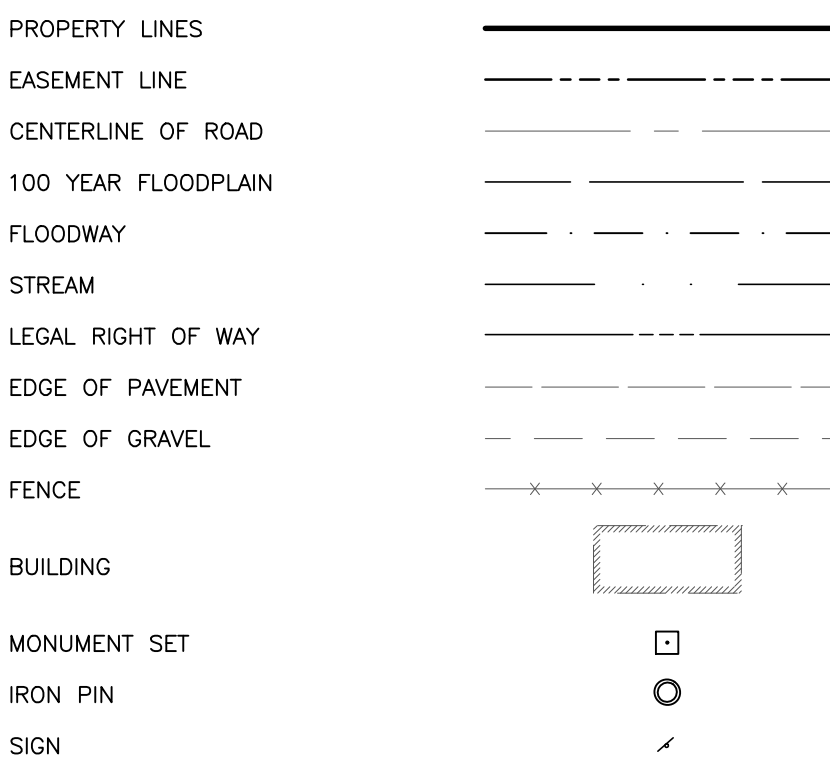
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PROPOSED FEATURES LEGEND:



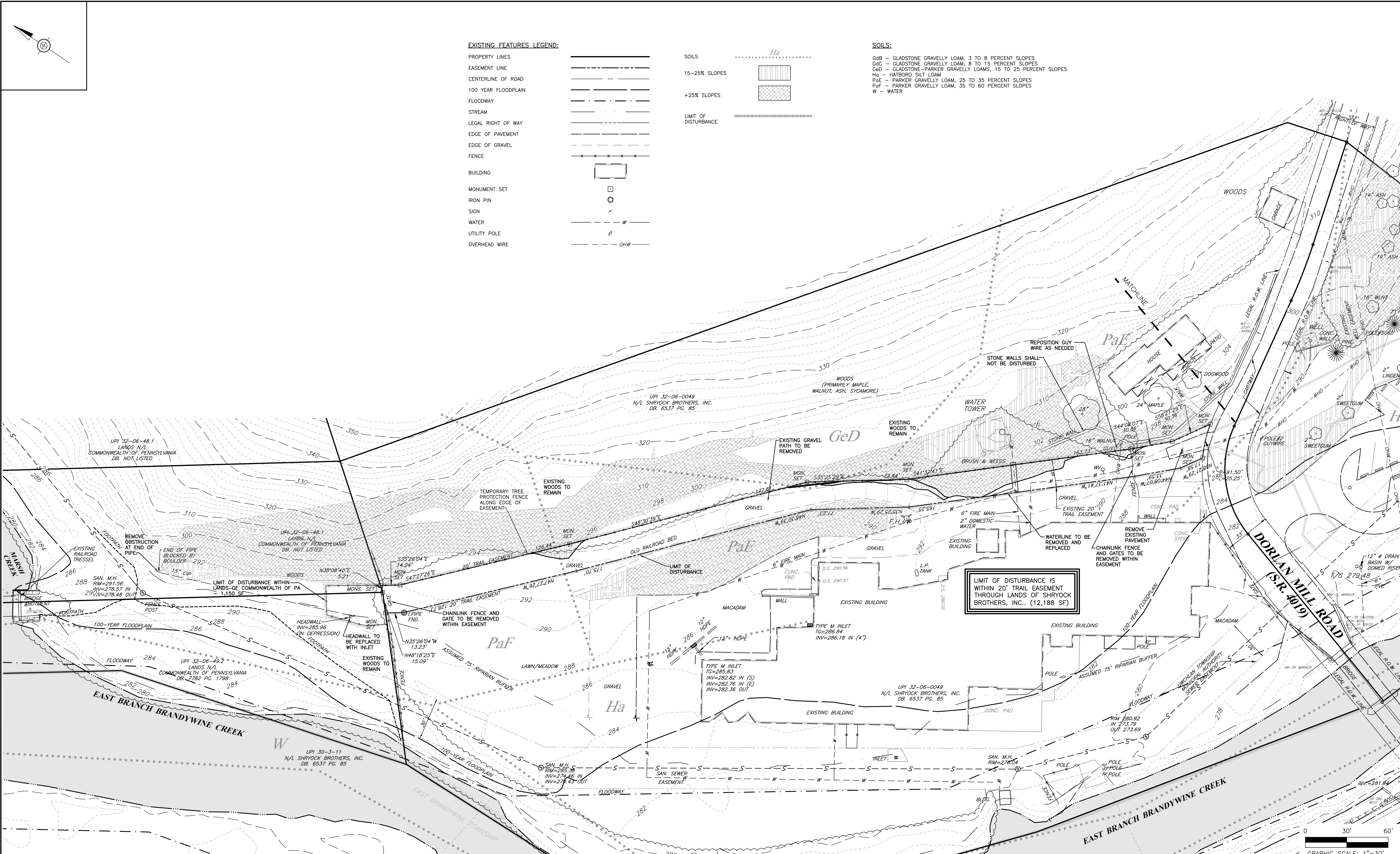
EXISTING FEATURES LEGEND:



TRAIL SIGHT DISTANCE TABLE:

| TRAIL DIRECTION | SIGHT DISTANCE LOOKING LEFT | | SIGHT DISTANCE LOOKING RIGHT | |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|------------------------------|----------|
| | APPROACH GRADE | MEASURED | APPROACH GRADE | MEASURED |
| SOUTHBOUND | -12% | 235' | +10% | 290' |
| | +10% | 200' | -12% | 284' |
| * BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR. (85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED) | | | | |

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| UPI 32-6-48.1, 32-6-49, 32-6-49.2 | | | | SEAL | SEAL | MANAGER NEF | BURSICH Sharing your Vision Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040 www.bursich.com | CLIENT CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380 | SITE PLAN SUBJECT STRUBLE TRAIL EXTENSION II UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA | JOB NO. 137340.01A | |
| | | | | | | DESIGN KK | | | | CHKD. BY | SHEET NO. 4 OF 15 |
| | | | | | | DRAFT BG | | | | CHKD. BY | DWG. NO. LO237340-1A |
| | | | | | | FILE CHE-22 | | | | DATE MAY 1, 2019 | |
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| NO. | REVISION | DATE | BY | APP. | | | | | | | |



EXISTING FEATURES LEGEND:

- PROPERTY LINES
- EASEMENT LINE
- CENTERLINE OF ROAD
- 100 YEAR FLOODPLAIN
- FLOODWAY
- STREAM
- LEGAL RIGHT OF WAY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- FENCE
- BUILDING
- MONUMENT SET
- IRON PIN
- SIGN
- WATER
- UTILITY POLE
- OVERHEAD WIRE

- SOILS
- 15-25% SLOPES
- +25% SLOPES
- LIMIT OF DISTURBANCE

SOILS:

- GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
- GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
- GdD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
- Ha - HATBORO SILT LOAM
- PdE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
- PaF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
- W - WATER

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| FILE | CHE-22 |
| DATE | MAY 1, 2019 |
| NOTES | SCALE 1"=30' |

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| CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS |
| 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380 |

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| SUBJECT |
| EXISTING FEATURES/SITE ANALYSIS AND IMPACT PLAN |
| STRUBLE TRAIL EXTENSION II |
| UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA |
| JOB NO. |
| 137340.01A |
| SHEET NO. |
| 5 OF 15 |
| DWG. NO. |
| EF137340-1A |

EXISTING FEATURES LEGEND:

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CENTERLINE OF ROAD
100 YEAR FLOODPLAIN
FLOODWAY
STREAM
LEGAL RIGHT OF WAY
EDGE OF PAVEMENT
EDGE OF GRAVEL
FENCE

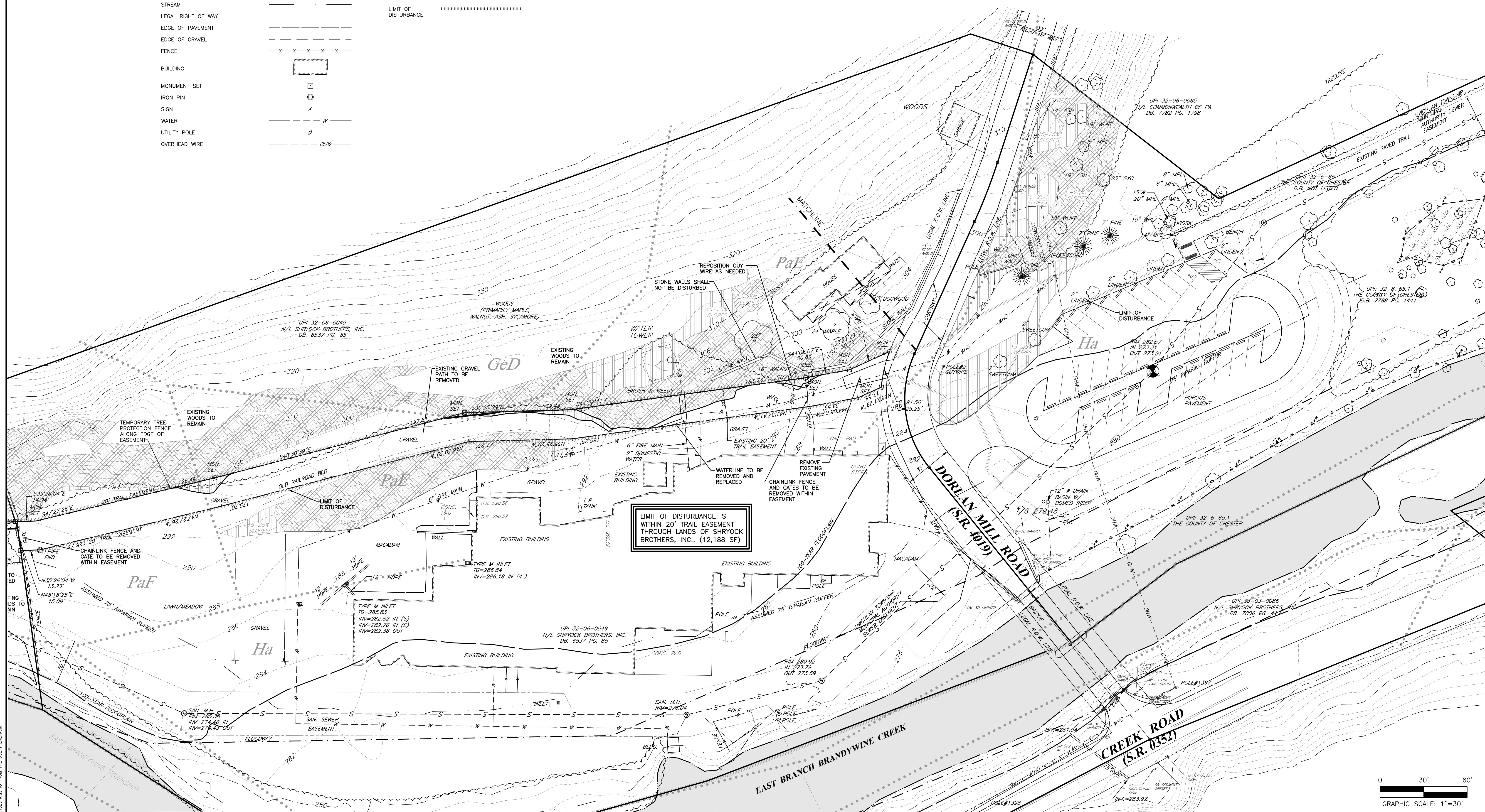
BUILDING

MONUMENT SET
IRON PIN
SIGN
WATER
UTILITY POLE
OVERHEAD WIRE

SOILS
15-25% SLOPES
+25% SLOPES
LIMIT OF
DISTURBANCE

SOILS:

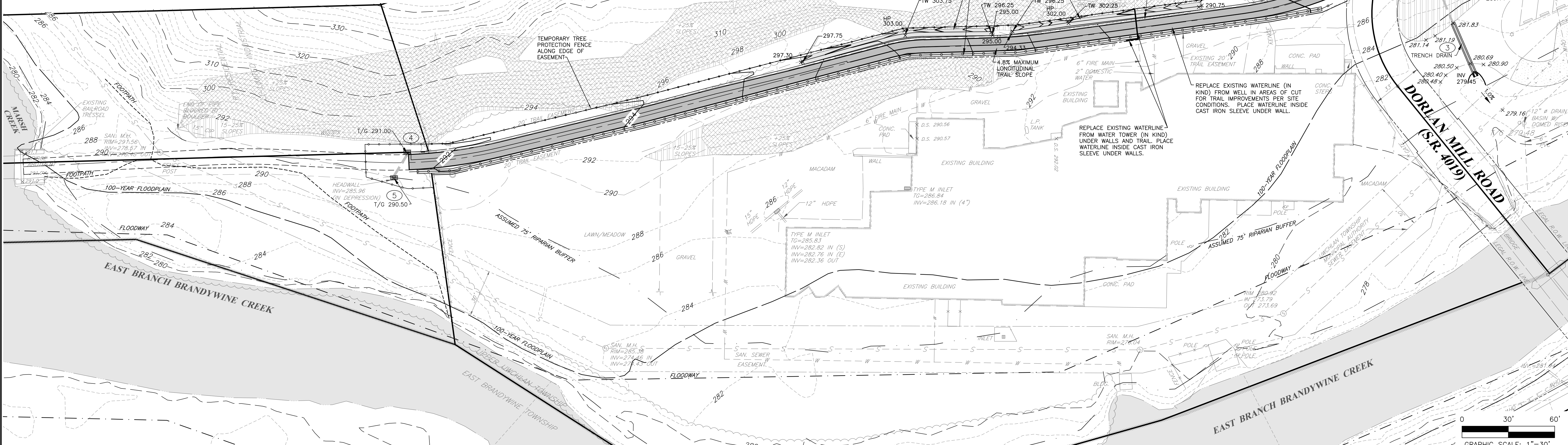
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GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GeD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
Ha - HATBORO SILT LOAM
PaE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
PaF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
W - WATER



0 30' 60'

GRAPHIC SCALE: 1"=30'

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| | | | | SEAL | SEAL | <div>MANAGER NEF</div> | | <div><div>BURSICH</div><div>Sharing your Vision</div></div> | | CLIENT CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380 | | SUBJECT <u>EXISTING FEATURES/SITE ANALYSIS AND IMPACT PLAN</u> STRUBLE TRAIL EXTENSION II UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA | | JOB NO. 137340.01A | |
| | | | | | | <div>DESIGN KK</div> <div>CHKD. BY</div> | | | | | | | | SHEET NO. 6 OF 15 | |
| | | | | | | <div>DRAFT BG</div> <div>CHKD. BY</div> | | | | | | | | | |
| | | | | | | <div>FILE CHE-22</div> <div>DATE MAY 1, 2019</div> | | <div>Corporate Headquarters 2120 East High Street Pottstown, PA 19464 610-323-4040</div> <div>Southampton Office 706 Lakeside Drive Southampton, PA 18966</div> | | | | | | | |
| | | | | | | <div>NOTES</div> <div>SCALE 1"=30'</div> | | <div>www.bursich.com</div> | | | | | | DWG. NO. EF237340-1A | |
| NO. REVISION | | | | DATE | BY | APP. | | | | | | | | | |



ACCEPTABLE TYPES INCLUDE MIRAFI 140N, AMOCO 4547, AND GEOTEX 451

PENNSYLVANIA'S WINTER TEMPERATURES GO BELOW FREEZING ABOUT FOUR MONTHS OUT OF EVERY YEAR, AND SURFACE FILTRATION MAY NOT TAKE PLACE AS WELL IN THE WINTER. PEAT AND COMPOST MAY HOLD WATER, FREEZE, AND BECOME IMPERVIOUS ON THE SURFACE. DESIGN OPTIONS THAT ALLOW DIRECTLY FOR SUBSURFACE DISCHARGE INTO THE FILTER MEDIA DURING COLD WEATHER MAY OVERCOME THIS CONDITION.

GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GeD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
Ha - HATBORO SILT LOAM
PaE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
PaF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
W - WATER

STUDENT FOLL

+25% SLOPES

GRAPHIC SCALE: 1"=30'

CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS
313 W. MARKET STREET
SUITE 5402
WEST CHESTER, PA 19380

SUBJECT

GRADING PLAN

STRUBLE TRAIL
EXTENSION II

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.
137340.01A

SHEET NO.
7 OF 15

DWG. NO.
GR137340-1A

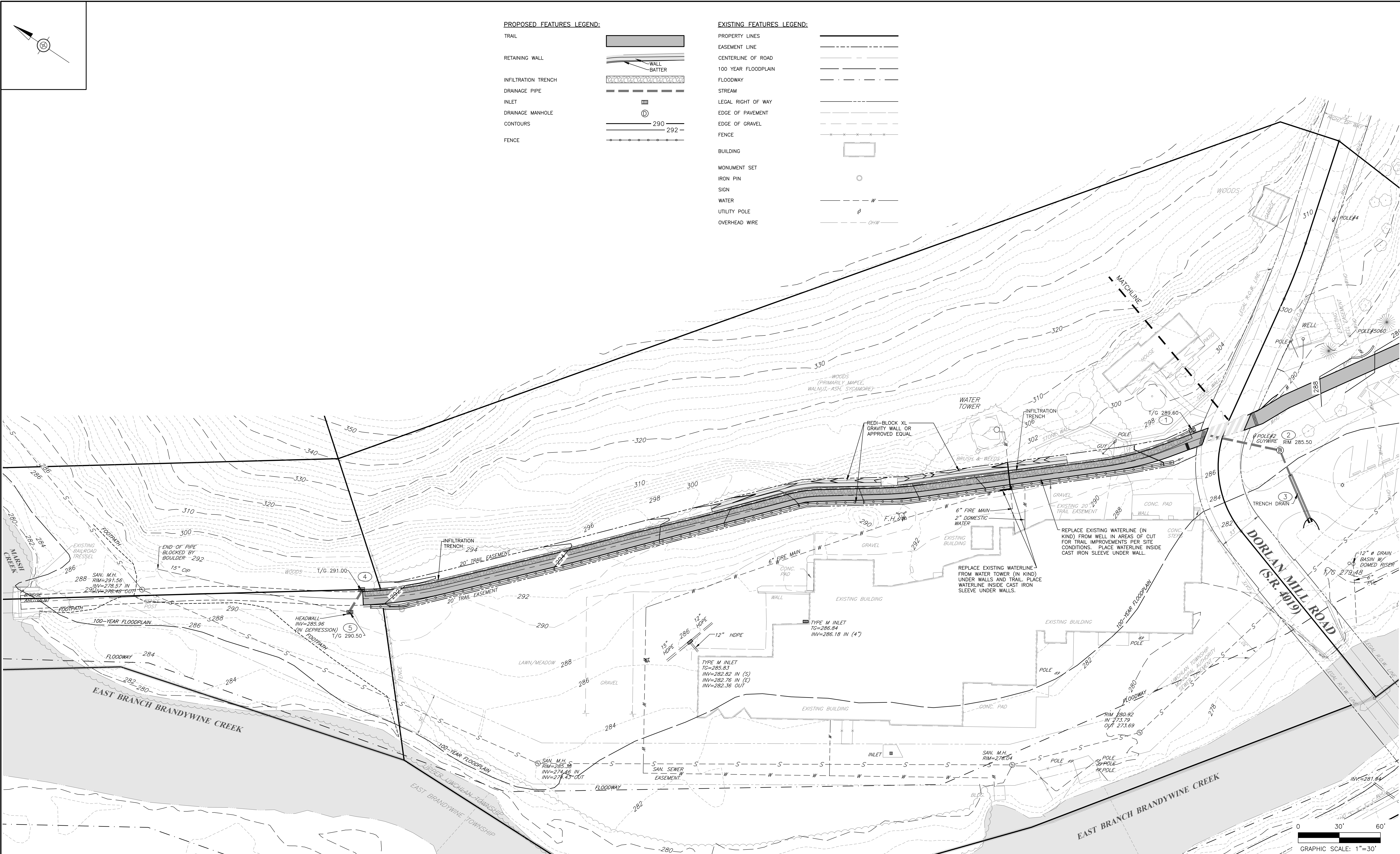
BURSICH
Sharing your Vision

Corporate Headquarters Southampton Office
 2129 East High Street 706 Lakeside Drive
 Pottstown, PA 19464 Southampton, PA 18966

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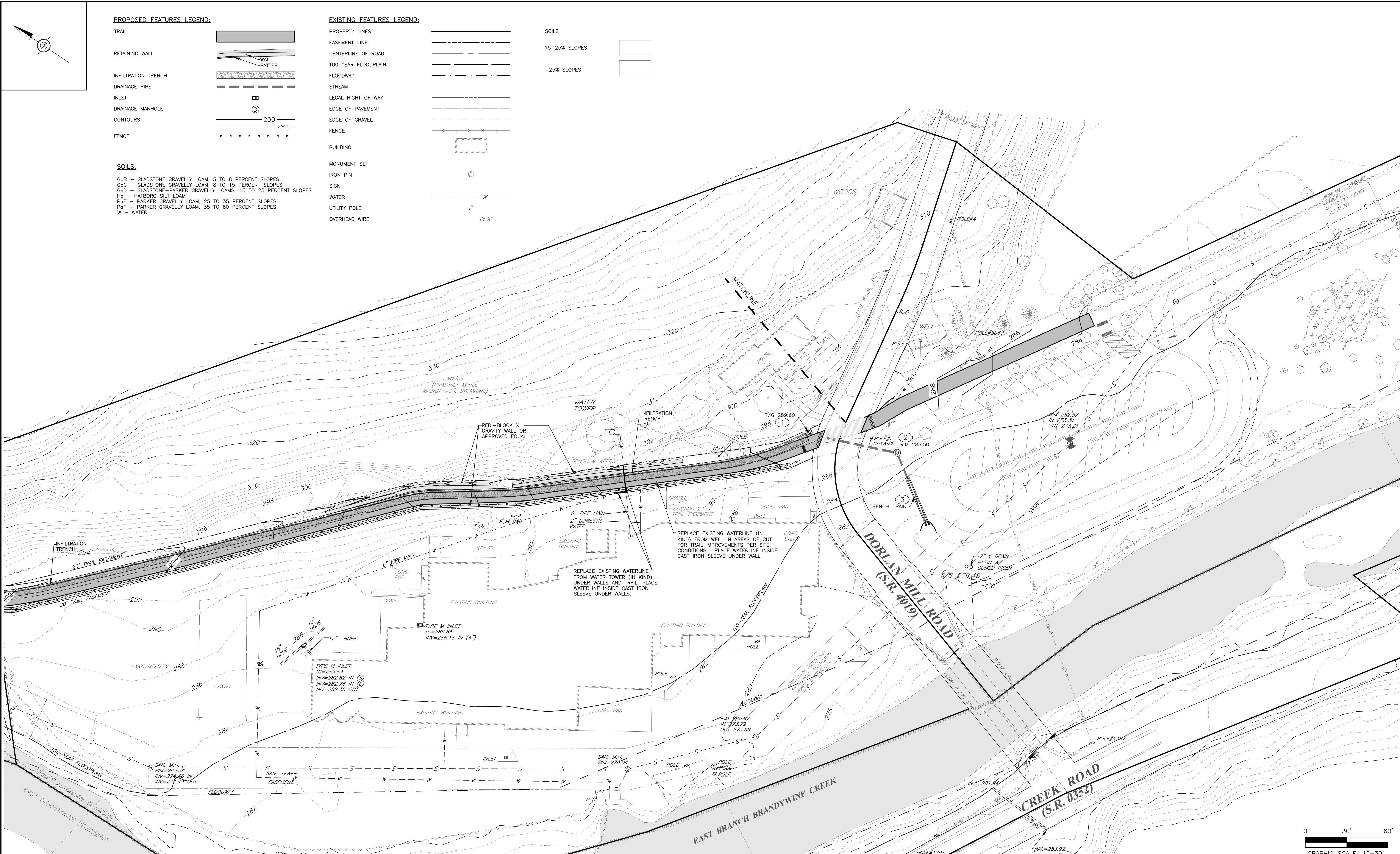
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| SEAL | | | | | SEAL | | | | | MANAGER NEF | | | | | CLIENT CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380 | | | | | SUBJECT UTILITY PLAN STRUBLE TRAIL EXTENSION II UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA | | | | | JOB NO. 137340.01A | | | | |
| REVISION | | | | | DESIGN KK | | | | | CHKD. BY | | | | | SHEET NO. 9 OF 15 | | | | | DWG. NO. UT137340-1A | | | | | DATE MAY 1, 2019 | | | | |
| DATE | | | | | DRAFT BG | | | | | CHKD. BY | | | | | SCALE 1"=30' | | | | | BY | | | | | APPROVED | | | | |
| NO. | | | | | FILE CHE-22 | | | | | NOTES | | | | | SCALE 1"=30' | | | | | DATE | | | | | BY | | | | |
| NO. | | | | | NOTES | | | | | SCALE 1"=30' | | | | | DATE | | | | | BY | | | | | APPROVED | | | | |

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PROPOSED FEATURES LEGEND:

- TRAIL
RETAINING WALL
INFILTRATION TRENCH
DRAINAGE PIPE
INLET
DRAINAGE MANHOLE
CONTOURS
FENCE

SOILS:

- GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GdD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
Hd - HATBORO SILT LOAM
PgE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
PgF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
W - WATER

EXISTING FEATURES LEGEND:

- PROPERTY LINES
EASEMENT LINE
CENTERLINE OF ROAD
100 YEAR FLOODPLAIN
FLOODWAY
STREAM
LEGAL RIGHT OF WAY
EDGE OF PAVEMENT
EDGE OF GRAVEL
FENCE
BUILDING
MONUMENT SET
IRON PIN
SIGN
WATER
UTILITY POLE
OVERHEAD WIRE

SOILS

15-25% SLOPES

+25% SLOPES

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| MANAGER | NEF |
| DESIGN | KK |
| DRAFT | BG |
| FILE | CHE-22 |
| NOTES | |
| CHKD. BY | |
| CHKD. BY | |
| DATE | MAY 1, 2019 |
| SCALE | 1"=30' |

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Pottstown, PA 19464
610-323-4040

Southampton Office
706 Lakeside Drive
Southampton, PA 18966
610-323-4040

www.bursich.com

| |
|--------------------------------------------------------------|
| CLIENT |
| CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS |
| 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380 |

| |
|------------------------------------------------------|
| SUBJECT |
| UTILITY PLAN |
| STRUBLE TRAIL EXTENSION II |
| UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA |

| |
|-------------|
| JOB NO. |
| 137340.01A |
| SHEET NO. |
| 10 OF 15 |
| DWG. NO. |
| UT237340-1A |



Engineers | Planners | Surveyors | Landscape Architects

FISCAL IMPACT STATEMENT

For

STRUBLE TRAIL – EXTENSION II

Located in

**UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA**

PREPARED FOR:

**CHESTER COUNTY DEPARTMENT OF PARKS & FACILITIES
313 W. MARKET STREET
P.O. BOX 2748
WEST CHESTER, PA 19380-0991**

PREPARED BY:

**BURSICH ASSOCIATES, INC.
2129 E. HIGH STREET
POTTSTOWN, PA 19464**

MAY, 2019

The Chester County Department of Facilities and Parks proposes to continue with the extension of the Struble Trail in Upper Uwchlan Township, Chester County, PA. These improvements are crucial to the County in order to provide adequate, safe accessibility to the Struble Trail, which provides access to the Marsh Creek State Park. The project area is located in the Limited Industrial (LI) District. The existing and continued use is defined as a "governmental use" per the Township's zoning ordinance and a conditional use is being sought by the County pursuant to Section 200-44.I(10). This statement has been prepared pursuant to Section 200-117.K. of the township zoning ordinance.

The proposed work includes extending the paved trail from where it was previously installed adjacent to ADA parking spaces in the Trailhead Parking Lot on the eastern side of Dorlan Mill Road, cross Dorlan Mill Road at a pedestrian crossing with a flashing beacon signal, and extend approximately 650 feet through an existing easement to lands of the Commonwealth of Pennsylvania to the west.

The proposed trail improvements will be made to County-owned, tax exempt parcels (32-6-65.1 & 32-6-66) on the east side of Dorlan Mill Road and within easements through tax parcels 32-6-49, 32-6-48.1, and 32-6-49.2 on the west side of Dorlan Mill Road, and should have no impact on the Township's tax revenue and expenditure patterns. The use will not create municipal tax revenues or burdens, or require the delivery of services by the township. The proposed improvements will not generate any new residents, persons entering the public school system, or increase in use of township or governmental services, including libraries, parks, etc.

As the facilities are located on County owned lands and/or within an easement the county has rights to, and the County will be responsible for all administrative and maintenance services, the project will not require any services from any Township departments or staff, including but not limited to administrative, public works, or utilities. No new public roads are needed as access is taken from Dorlan Mill Road, which is a PennDOT owned road. Electric service for the facility will be provided by PECO. The project does not propose any sanitary sewer or water facilities. Fire, police, and emergency services may be needed on occasion just as with the existing parking lot, but it is anticipated that the facility can be serviced by the current capacity of the fire, police, and emergency service departments. The County does not anticipate that the project will require any additional staff, facilities, or equipment to provide emergency services and will not negatively impact response times. The improved parking area and trail will be patrolled by Chester County Park Rangers. Full-time Rangers have Emergency Medical Responder or Emergency Medical Technician credentials in addition to having authority to enforce the County Real Estate Rules and Regulations. The County's part-time Rangers are required to have basic first-aid and CPR training.

Historic Resource Impact Study:

It is the County's understanding that the Upper Uwchlan Township Historical Commission had previously submitted a National Register of Historic Places nomination for the Dorlan Mill area which was not accepted by the Pennsylvania Historic and Museum Commission or the National Park Service. This prior nomination fully classified, described and determined the significance of the three Class II Resources located within 250' of the proposed project improvements.

It is the County's opinion that the proposed improvements for the trail do not have an impact on the historic integrity of existing resources that would warrant mitigation or the preparation of a full Historic Resource Impact Study.

It is the County's intent to review Historic Resource Impact Study requirement modifications with the Township Board of Supervisors pursuant to Subdivision and Land Development Ordinance Section 162-9.H(5)(a).



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 11, 2019

File No. 13-11046T

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

Reference: Struble Trail - Extension II
Preliminary/Final Land Development Application and Conditional Use Application
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents prepared by Bursich Associates, Inc. unless otherwise noted:

- Transmittal Cover Letter to Upper Uwchlan Township, dated May 1, 2019.
- Conditional Use Application dated April 30, 2019.
- Preliminary/Final Subdivision/ Land Development Application dated May 1, 2019.
- Waiver Request Letter dated May 1, 2019.
- Fiscal Impact Statement dated May 2019.
- Plan Set consisting of fifteen (15) sheets titled "Preliminary/ Final Land Development Plans Struble Trail- Extension II," dated May 1, 2019.
- Drainage Area Plan Sheets, dated May 1, 2019.
- Report titled "Post Construction Stormwater Management Report for Struble Trail Extension II," dated April 2019.

G&A, as well as the other Township Consultants, have completed our first review of the above referenced Conditional Use Application and Preliminary/ Final Land Development Application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

184 West Main Street! Suite 300 ITrappe, PA 19426 j Phone: 610-489-4949 j Fax: 610-489-8447

Reference: Struble Trail - Extension II

Preliminary/Final Land Development Application and Conditional Use Application

Upper Uwchlan Township, Chester County, PA

File No. 13-11046T

June 11, 2019

Please note that comments with a **(CU)** or **(RW)** may require relief from the Township Ordinances. A **(CU)** denotes a conditional use may be required or has previously been granted, and a **(RW)** denotes a requested waiver.

I. OVERVIEW

The subject site is located off of Dorian Mill Road (S.R. 4019) in Upper Uwchlan Township, Chester County, Pennsylvania. The site is zone Limited Industrial (L-1). The project intends to make improvements to an existing trailhead for the Struble Trail. The Struble Trail is a multi-use trail system along the bed of the abandoned East Branch Brandywine Railroad Company railroad line and follows the East Branch Brandywine Creek. The open, paved section of the trail currently extends 2.6 miles from the existing trailhead at Dorian Mill Road to a parking area on Norwood Road in Downingtown Borough.

The project is located along the East Branch Brandywine Creek within the Brandywine Creek Watershed, which is classified within PaDEP Title 25 Chapter 93 as HQ-TSF.

The Applicant is proposing an approximately 810 linear feet extension of the Struble Trail. Additional improvements include retaining walls and gate and bollard installations. Stormwater management will be handled by an infiltration trench under a porous pavement section of the trail. A trench drain is also proposed at the entrance to the existing parking lot.

II. ZONING ORDINANCE REVIEW

1. **(CU)** §200-44.1.(10) - The Applicant is requesting a conditional use to allow a governmental use for the site.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. **(RW)** §162-8.B. - The Applicant is requesting a waiver to allow a combined preliminary/final plan submission. For reference, this waiver was requested and granted for the previous phase of this project.
2. §162-9.B.(1)(b) - Curves shall be described with the radius, central angle, chord bearing, and distance. Please label the chord bearing and distance for the part of the 20' wide trail easement abutting Dorian Mill Road right-of-way.
3. §162-9.B.(2)(b)[6] - Please revise the scale on sheets 13 and 14 (Erosion and Sediment Control Plan) to state 1" = 30' in the title block. It is currently listed as 1" = 40'.
4. §162-9.C.(2)(a)[11] - Please clearly state the waivers being requested to the first sheet (title plan) of the plan submission.
5. §162-52 - Add the following note to the General Notes Sheet:

Reference: Struble Trail - Extension II

Preliminary/Final Land Development Application and Conditional Use Application

Upper Uwchlan Township, Chester County, PA

File No. 13-11046T

June 11, 2019

"Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction."

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. §152-303.B. - Add a note to the Erosion and Sediment Control Plan Sheets stating "a copy of the erosion and sediment control plan and any required permit(s), as required by PADEP regulations, shall be available on the site at all times."
2. §152-306.C. - Please provide calculations which show that either (1) the volume of a minimum of one inch of runoff from all proposed impervious surfaces or (2) the total water quality and runoff volume required in §152-305 is infiltrated, whichever is less. The required water quality and runoff volume required needs to be provided under the invert of the conveyance pipe in the infiltration trenches.
3. §152-306.1.(2) - The Applicant shall provide infiltration testing to determine an appropriate infiltration rate for the site. Infiltration requirements shall be based off of this section, §152-306.
4. §152-402.A.(3) - A statement, signed by the applicant, shall be provided on the plans, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality, and that a revised erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for determination of adequacy prior to construction of the revised features.
5. §152-402.A.(4) - The following signature block signed and sealed by the qualified licensed professional responsible for the preparation of the SWM site plan shall be provided:

"I (name), on this date (date of signature), hereby certify to the best of my knowledge that the SWM site plan meets all design standards and criteria of the Upper Uwchlan Township Ordinance No. 2013-05, Stormwater Management Ordinance."
6. §152-402.B. - Provide a separate plan sheet(s) titled Stormwater Management Site Plan, showing the requirements of this section.
7. §152-402.F. - The Applicant shall provide an O&M plan and O&M agreement to the Township.
8. §152-804 - The Applicant shall provide the Alteration of BMPs notes listed in §152-804.A. and §152-804.B. to the Stormwater Management Site Plan.

Reference: Struble Trail - Extension II

Preliminary/Final Land Development Application and Conditional Use Application

Upper Uwchlan Township, Chester County, PA

File No. 13-11046T

June 11, 2019

9. On P.1 of the Post Construction Stormwater Management Report, there is a mention of "trees will be located throughout the project area," yet no trees are proposed on the plans.
10. On P.14 of the Post Construction Stormwater Management Report, there is a mention of "the post development condition assumed all areas that were not impervious were lawn or wooded". However, meadow was used in the Hydrograph calculations and the volume calculations. Please clarify this sentence or revise the Hydrograph calculations.
11. The outlet pipe information for the Stone Trench West on P.155 of the Post Construction Stormwater Management Report does not match the plans, and no 2" orifice is shown on the plans. Please show a detail of the 2" orifice on the plans. The detail shall also show how the 2" orifice is to be maintained due to potential clogging. Also, the slope of the pipe provided on P.157 of the Post Construction Stormwater Management Report does not match what is shown on the plans.
12. The outlet pipe information for the Stone Trench East on P.161 of the Post Construction Stormwater Management Report does not match the plans, and no 2" orifice is shown on the plans. Please show a detail of the 2" orifice on the plans. The detail shall also show how the 2" orifice is to be maintained due to potential clogging. Also, the lengths and slope of the pipes provided on P.163 of the Post Construction Stormwater Management Report does not match what is shown on the plans.
13. The bed bottom area indicated on P.172 of the Post Construction Stormwater Management Report does not match the area listed on P.161 or the plans. Please clarify.
14. Please revise the Inlet 1, MH 2, Trench Drain 3 Profile on Sheet 12 to show a 15" RCP pipe from Inlet 1 to MH 2 as shown in the stormwater report calculations. Also, please revise the graphical image of the Trench Drain in the profile view. It appears to be shown as a 24" pipe.
15. Swale calculations shall be provided to confirm the upslope runoff can be conveyed without overtopping the proposed retaining wall.
16. It appears based on the grading there is a location where a gap in the proposed retaining walls upside of the trail will create a concentrated flow across the trail and down towards the neighboring property. Please revise this area to prevent this concentrated flow.
17. An HOP permit will be required for the proposed 18" RCP pipe crossing Dorian Mill Road.
18. Please clarify how the existing headwall can be replaced with a Type M inlet (Inlet 5), as the existing 15" GIP pipe appears to flow from the "end of pipe block by boulder" at

Reference: Struble Trail - Extension II

Preliminary/Final Land Development Application and Conditional Use Application

Upper Uwchlan Township, Chester County, PA

File No. 13-11046T

June 11, 2019

around elevation 288 towards the headwall invert at 285.96. The profile on Sheet 12 appears to show the existing 15" GIP pipe in the opposite direction.

GENERAL COMMENTS

1. Additional information is needed regarding the proposed retaining walls, including:

- Top and bottom of wall information for the wall on the low side of the trail.
- Bottom of wall information for the wall on the high side of the trail.

Any walls greater than 4' in height will require a structural design to be provided.

2. There is a proposed 286 contour southeast of Dorian Mill Road which does not appear to tie in to existing grade shown on Sheet 8.
3. The pipe size of 8" listed in Specifications note 3 on Sheet 7 does not match the 6" min pipe size listed in the Infiltration Trench Detail on Sheet 11. The applicant shall specify a pipe diameter.
4. Add a scale to the title bar of the Pre and Post Development Drainage Area Plan Sheets.

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

1. ZO Section 200-75.H(3) - It appears the available sight distances dimensioned in plan view on sheet 2 of the Conditional Use plans and sheet 3 of the Land Development plans for southbound pedestrians crossing Dorian Mill Road from the north side to the south side do not match the trail sight distance table. The applicant's engineer should verify the available sight distances shown on the plan for the pedestrian crossing, and revise the dimensions shown in plan view and on the table, as appropriate.
2. The pedestrian crossing of Dorian Mill Road (S.R. 4019) was previously approved by PennDOT for a Highway Occupancy Permit (HOP), as well as a Traffic Signal Permit for the flasher. If additional coordination with PennDOT is required due to the passage of time, please copy the Township on all plan submissions and correspondence with PennDOT.

Reference: Struble Trail - Extension II

Preliminary/Final Land Development Application and Conditional Use Application

Upper Uwchlan Township, Chester County, PA

File No. 13-11046T

June 11, 2019

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

Conditional Use Review

1. This project is consistent with Upper Uwchlan Township's Comprehensive Plan Update, adopted April 2014. Map 6-3 (Ray Ott & Associates, 9/14/05) shows the planned Struble Trail along the east side of the Brandywine Creek in Upper Uwchlan Township.
2. This project is consistent with Upper Uwchlan Township's Open Space, Recreation, and Environmental Resources Plan, adopted October 19, 2009. The Plan shows the existing Struble Trail south of Dorian Mill Road and a future Struble Trail that continues north of Dorian Mill Road. The existing Brandywine Trail overlaps with the Struble Trail at the project site, enters Marsh Creek State Park, and crosses the Marsh Creek dam before continuing north to Ludwigs Corner.
3. We concur with the Applicant's Fiscal Impact Statement that the proposed extension of the Struble Trail will not impact the Township's tax revenue and expenditures, will not generate any new residents, will not generate any new persons entering the public school system, or increase use of municipal government services.
4. The retaining walls and fencing should be designed with materials that are aesthetically compatible with the character of the Class II historic structures in the area. In keeping with the historic character of the area, we recommend as a condition of approval that the Applicant provide samples of the materials to be used for the retaining walls and fencing at the time of Preliminary Land Development and that the materials and colors be subject to Township approval.
5. We recommend as a condition of approval that to the extent feasible, and as permitted by PennDOT, the flashing beacon signal at the Dorian Mill Road pedestrian crossing should be designed and placed in a manner (height, distance, brightness, color, timing) that will minimize/shield impact on the adjacent historic structure. Although the building is currently in disrepair, it is possible that it could be restored for future adaptive reuse as a bakery, retail shop, or small restaurant along the trail. Every effort should be made to preserve the appeal of adaptive reuse of the existing structure.

Preliminary/Final Land Development Plan Review

6. The Applicant has submitted a waiver request to allow a combined preliminary/final plan, as the project is minor and does not involve improvements that are to be dedicated to the Township. We agree that this project is minor in nature and are in support of this waiver request.

Reference: Struble Trail - Extension II

Preliminary/Final Land Development Application and Conditional Use Application

Upper Uwchlan Township, Chester County, PA

File No. 13-11046T

June 11, 2019

7. We recommend that the retaining walls and fencing should be designed with materials that are aesthetically compatible with the historic character of the area. We recommend that the Applicant provide samples of the materials to be used for the retaining walls and fencing and that the materials be subject to Township approval.
8. We recommend that the Applicant provide the Township with PennDOT drawings/details for the flashing beacon signal and pedestrian crossing at Dorian Mill Road. To the extent feasible, the flashing beacon signal should be designed and placed in a manner (height, distance, brightness, color, timing) that will be compatible with the historic character of the area.
9. Sheet 7, Long Term Operation and Maintenance Schedule - The first sentence states that the maintenance and protection of the stormwater BMP's shall be the responsibility of the property owner. However, Chester County intends to be responsible for the maintenance of the trail corridor where portions of the trail are owned by others. The note should be revised accordingly to say that Chester County will be responsible for all maintenance along all trail sections, and that should Chester County fail to repair a problem or maintain a stormwater facility for which it is responsible, the Township shall make the repairs at the expense of Chester County.

This concludes our review of the above-referenced application. We would recommend the plans be revised to address the above-referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.


Nicholas E. Feola, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kevin McKenna, Esq. Latsha, Davis, & McKenna
Sheila E. Fleming, ASLA, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
Nicholas E. Feola, P.E., Bursich Associates, Inc. (via email only)
Dave Stauffer, Chester County Dept. of Facilities and Parks (via email only)
Skip Brion, Esq. - Buckley, Brion, McGuire & Morris, LLP (via email only)



UPPER UWCHLAN TOWNSHIP

Planning Commission

June 13, 2019

6:00 p.m. – Work Session

7:00 p.m. – Meeting

Minutes

Approved

(with revision)

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

In Attendance:

Bob Schoenberger, Chair, Jim Dewees, Joe Stoyack, Jim Shrimp, Jeff Smith, Brett Hand, Chad Adams, Mary Lou Lowrie – Gilmore & Associates (7:00 p.m.), Gwen Jonik, Planning Commission Secretary

Invited Guest: Stan Stubbe, Township Lighting Consultant (6:00 p.m. Work Session)

Bob Schoenberger called the Work Session to order at 6:15 p.m.

6:00 Work Session

Ordinance Amendments - Discussion

Discussion centered on sections of the "Lighting" ordinance (§162-58, 200-79) as follows:

1. Updates to the ordinances are needed regarding protection from glare – from traditional lighting without proper placement – angle, height; adequate shields; and from LED sources due to the color ("blue spike").
2. LED lighting – for commercial, restrict to 3000 degrees Kelvin; residential 2700K; residential post lamps <40W with full shield/cut-off;
3. new LEDs – each one is like a spotlight and can be aimed;
4. guard against high angle glare from sign lighting
5. if a business isn't open all night, lights should be extinguished at 11:00 p.m.
6. Ground-lit signs -- should be lighted from the top, aimed down
7. Replace traditional bulbs with LED, being careful to stay within restrictions;
8. If recently replaced with LED and there's excessive glare, ask owner to replace within the restrictions as suggested above;
9. The current Village lighting doesn't have full cut-off and if converted to LED, there'd be too much glare. This needs further discussion.
10. Best way to enforce lighting regulations is to have an expert inspect the installation prior to issuing a Certificate of Occupancy. If the installation doesn't comply with the approved Plan, it needs to be adjusted for compliance.

Action/Next Steps: Mr. Stubbe will update his 2018 memo on this subject for the Planning Commission's and Township Solicitor's review.

7:00 Meeting

Bob Schoenberger called the meeting to order at 7:03 p.m. as a quorum was present.

Eagleview Corporate Center Lot 4 – Preliminary Land Development Plan

Neal Fisher introduced a preliminary land development plan for Eagleview Corporate Center Lot 4. The business in the existing 1-story flex building is growing and they're proposing 27 new parking spaces – including several enhanced handicapped parking spaces, curbing, sidewalk, and storm water management facilities. They will replace trees along Pennsylvania Drive that might be disturbed with this project, increased impervious coverage will be managed through the underground infiltration basin.

Joe Stoyack moved, seconded by Jeff Smith, to accept the Plan for Consultants' review. The Motion carried with 6 in favor and 1 abstention (Hand).

Struble Trail Extension – Phase II – Conditional Use/Land Development Plan

Skip Brion, Esq., Dave Stauffer – Chester County Department of Facilities & Parks, and Nick Feola, P.E. – Bursich Associates, were in attendance. Mr. Brion provided a brief history of the project – most recently, the Trail extension and trailhead improvement Plan. This conditional use Application and land development Plan proposes extending the Trail from its existing terminus at the parking lot on the southeast side of Dorlan Mill Road, crossing the road, and continuing to the Marsh Creek State Park property via the County's 20' wide easement. The Trail will be 10' wide, narrowing to 8.5' – 9.0' where topography warrants; with a retaining wall where the slopes call for it (RediRock wall); fencing; the road crossing Plan was previously submitted to and approved by PennDOT; stormwater managed via underground infrastructure flowing to the rain garden at the parking lot. Two waivers are sought: to combine preliminary and final plan submissions and related to stormwater discharge. The County will comply with the Consultants' comments contained in Gilmore's June 11, 2019 letter.

Discussion included that there will be warning signs where the trail narrows; the fence – round, 3-rail, galvanized, smooth -- will be on the wall on the low side of the trail; the road crossing warnings will be overhead signs, bollards and potentially a half-gate.

The Commission suggests that mesh be installed between the rails of the fence; they'd like to see fencing and RediRock wall details before their July 11 meeting; if they have questions/comments on either, they'd like the County to attend the July 11 meeting.

Jim Dewees moved, seconded by Jeff Smith, to recommend to the Board of Supervisors that the Conditional Use Hearing be conducted. They'd like to see more details of the retaining wall style/color and fencing prior to their July 11, 2019 meeting, and if they have further questions, they'll want the County to attend that meeting. The Commission favors the extension of the Trail. The Motion carried unanimously.

Maria Kane, Esq., of McKenna Snyder LLC, the Firm representing the Township in the Conditional Use Application, mentioned a small parcel of unclear ownership near the juncture of the lands of Marsh Creek State Park and the Shryock property that may or may not be within this project area. Bob Schoenberger moved, seconded by Brett Hand, to call this to the Board of Supervisors' attention. The Motion carried unanimously.

Approval of Minutes

Jim Dewees moved, seconded by Jim Shrimp, to approve as presented the minutes of the May 9, 2019 Planning Commission work session and meeting. The Motion carried unanimously.

Open Session

Commission members reviewed the consultants' comments for the Eagle Retail Associates / Starbucks conditional use application and Gunner Properties/160 Park Road conditional use

application. The Commission is concerned with traffic issues for both projects. Is there more than adequate stacking area if the Starbucks drive-through is approved, so that it doesn't interfere with Simpson Drive and Route 100. Concerns related to Gunner Properties are that there's not adequate room in the left-turn lane on Park Road to turn north on Route 100; and the safety of those crossing from the proposed off-site parking. Hearings were held June 11, 2019 for these projects. Commission members should submit additional comments for the Board's consideration while drafting the Decision.

Bob Schoenberger announced the next work session / meeting is scheduled for July 11, 2019 at the temporary Township Administration Office – 415 Eagleview Boulevard, Suite 116, Exton PA 19341.

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 8:30 PM. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary