



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 8, 2020
7:00 p.m.
Minutes
Approved

LOCATION: This was a virtual meeting, held via Zoom audio/video conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Secretary for the link and password to join in the meeting.

In attendance:

Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Jim Dewees, Chad Adams, Joe Stoyack, Brett Hand, Josh Hagadorn – Gilmore & Associates, Tony Scheivert – Township Manager, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:03 p.m. A quorum was present. There were seven citizens in attendance.

Eagleview Corporate Center Lot 9 Universal Technical Institute (UTI)/ Frontage Laboratories Preliminary / Final Land Development Plan

Nick Hartman of Hankin Group and Rick Stratton of Chester Valley Engineers reviewed the Plan and the consultants' comment letter. Steve Hetland of Frontage attended also. Mr. Hartman reiterated that the 27+ acre lot abuts the Turnpike; the UTI building is 195,000 SF but UTI has modified their program and doesn't need all of the space. Frontage would like to expand their offices and Research & Development group into a portion of the space. Modifications are proposed at the back of the building to accommodate 3 loading areas (2 at grade and 1 raised 4') and 2 outdoor storage areas. No additional building is proposed, and impervious surface will decrease as they're removing some of the parking. They'll comply with the consultants' October 1 review letter. They'll add the fence detail, verify the parking counts, and the vehicle turning analysis. Repurposing a portion of the building will decrease the overall traffic. A new sanitary sewer lateral will be installed to connect into the existing lateral at the front of the building, which is served by the Eagleview system operated by Uwchlan Township. The smaller storage area is for storing the empty drums (20 55-gallon drums) and the trash dumpster. The larger storage area is for the back-up generator with a self-contained diesel fuel tank. No other outdoor storage tanks are proposed at this time. Following analysis, lab samples are bagged, placed in the drums and professionally handled by a waste company. The sewer lateral is for the gray restroom and regular sink water; water from the labs gets collected into drums and picked up by a waste company. Any chemicals used in the labs are in small bottles and safely handled in a special storage area inside. There's aqueous solution, which isn't hazardous or toxic. Maximum number of employees is 120; 1 daytime shift 8:00-5:00 or 9:00-6:00. Hankin does annual inspections of the buildings; weekly inspections by the Frontage Safety Officer; safety and fire inspections conducted by outside agencies as required for certifications, licensing, operations.

Joe Stoyack moved, seconded by Jim Dewees, to recommend to the Board of Supervisors granting approval of the Preliminary/Final Land Development Plan conditioned on compliance with the consultants' comment letter and compliance with comments by the Township Fire Marshal upon Plan review. The Motion carried unanimously.

Approval of Minutes

Sally Winterton moved, seconded by Chad Adams, to approve as presented the minutes of the September 10, 2020 Planning Commission meeting. The Motion carried unanimously.

Bob Schoenberger announced the next meeting date, November 12, 2020, 7:00 p.m.

Open Session

Joe Stoyack expressed concern with potential expansion of the lab.

Steve McNaughton commented on other outdoor storage tanks in Eagleview.

Discussion included what types of tanks need to be licensed or inspected by outside agencies; Stephen Fean found an answer on-line and will provide it to the group.

The Township did investigate the non-conforming outdoor tanks in Eagleview and that's why the Township is considering amendments to the outdoor storage tank ordinance.

Jim Dewees questioned modifications to a property in the Village of Byers. Tony Scheivert will look into it.

Chad Adams commented the Township cited FedEx for noise violations. Tony Scheivert confirmed that occurred, FedEx pled not guilty so it's being schedule for a District Court Hearing.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 7:57 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary