



BOARD OF SUPERVISORS

WORKSHOP

December 14, 2021

5:00 p.m.

LOCATION:
Township Building
140 Pottstown Pike
Chester Springs PA 19425

Masks or face coverings are required.

- 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 Workshop
- II. Upland Farm Barn ~ Construction Update
- III. Open Session
- IV. Adjournment

5:30 p.m.

Conditional Use Hearing

Application: Alpha Phlyte Fitness



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

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-6-49

Date: 10/6/21

Name of Applicant: John Bennett, Keith Longenecker, Alpha Phlyte Fitness

Address: 782 Dorlan Mill Road, Downingtown, PA 19335

Telephone: _____ Email: _____

Owner of Parcel: Shryock Brothers, Inc. 256 Eagleview Blvd., Suite 506 Exton PA 19341

Address / Location of Parcel: 770 -806 Dorlan Mill Rd. Downingtown PA 19335

Zoning District: LI Existing Use: Adaptive Reuse for Historic Preservation
Zoning Article XI, LI Limited Industrial District § 200-44.

Article / Section Authorizing Conditional Use: Use regulations. I. (7) fitness centers

Description of Proposed Conditional Use: Expansion and USE of leased premises to offer full service fitness center

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Four (4) printed copies and an electronic copy of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17)
3. Three (3) printed copies and an electronic copy of:
 - 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

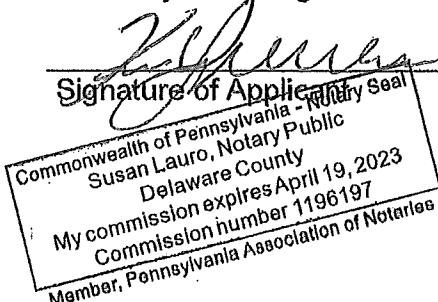
I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

John Bennett & Keith Longenecker
Printed Name of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
day of 10, 2021

Susan Lauro
Notary Public



Conditional Use Standards

Responses To The Section Of The Application Titled "200-117 Conditional Use Standards [Added 5-18-1998 by Ord. No 98-04]"

The Letters Below Correspond With The Letters In The Section Named Above

A. We are currently a personal consulting and nutritional training facility, which has and will continue to improve the overall health & well-being of all of our clients. We also host events to benefit local charities such as, our most recent event, which raised over \$1600 for the ASPCA. We now wish to expand our facility and become a full service fitness center, due to demand within our township (Upper Uwchlan). This expansion will also allow us to expand our working relationship with the Chester County Intermediate Unit's CHAAMP Program which allows students with autism to build skills to transition from school to independent, adult life. The expansion would enable us to bring more students in at one time.

B. We are located in the Dorlan Mill adaptive reuse project. We have ample parking spaces in the rear of the building and side of the Building which is where are located. Parking spaces for our gym are located on the eastern and southern sides of the building. Since our opening, we have not disturbed any flow of traffic and we continue to see no issue while our client base grows. (See attachments labeled "B" for photo verification)

C. The property has one entrance in and two exits out. Speed limit signs, stop signs, directional signs, no entrance signs are clearly posted. (See attachments labeled "C" for photo verification)

D. Since our existing business has secured Use of Occupancy permit and therefore has completed inspection, we have the necessary ADA compliant entrances and exits. Our new space features only an exit door which has been outfitted with a cement pad to ensure ADA compliance as well as house our trash and recycle bins. Weekly trash removal is through A. J. Blosenski account number 3194872. Collection will occur every Tuesday. (See attachments labeled "D" for photo verification).

E. We politely request this section to be waived. We are not located in a residential area. We are located in a building which is bordered by the Struble Trail, Brandywine Creek and the PA State Park game lands. We have also been operating for nearly one year without any noise complaints.

F. Since our existing business has secured a Use of Occupancy permit and therefore has completed inspection, we have the necessary equipment (fire extinguishers and signage) on hand and inspected in case of a fire. We are also directly located in front of a creek, so the fire department would pump water from there. (See attachment labeled "F + G" for photo verification)

G. Fire Plan - We would usher anyone inside the facility to outside via our five exits and would call 911. (See attachment labeled "F + G" for photo verification)

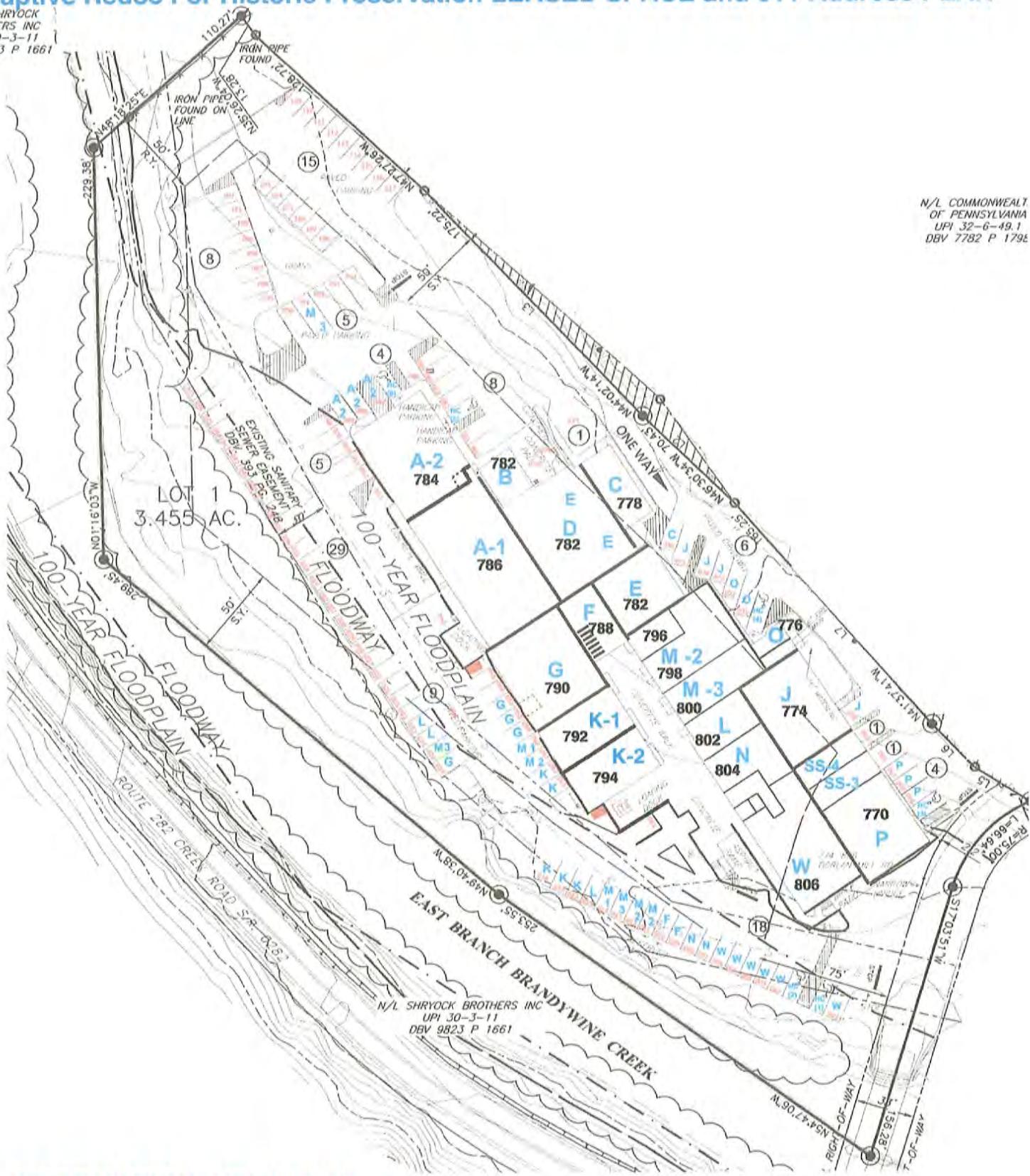
I, J, & K. We politely request these sections to be waived. They appear to be related to construction. Our space does not require any tenant fit out or construction. We just wish to convert from being a specialized personal training / nutritional counseling business to a membership gym.

DORLAN MILL

Adaptive Reuse For Historic Preservation LEASED SPACE and 911 Address PLAN

N/L SHRYOCK
BROTHERS INC
UPI 30-3-11
DBV 9823 P 1661

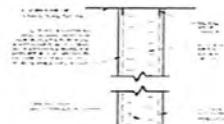
N/L COMMONWEALT
OF PENNSYLVANIA
UPI 32-6-49.1
DBV 7782 P 179E



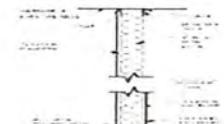
SITE INFORMATION: UPI 32-6-49

Record Owner: Shryock Brothers, Inc.

**256 Eagleview Blvd.
Suite 506
Exton, PA 19341
Phone: 610-458-9440**

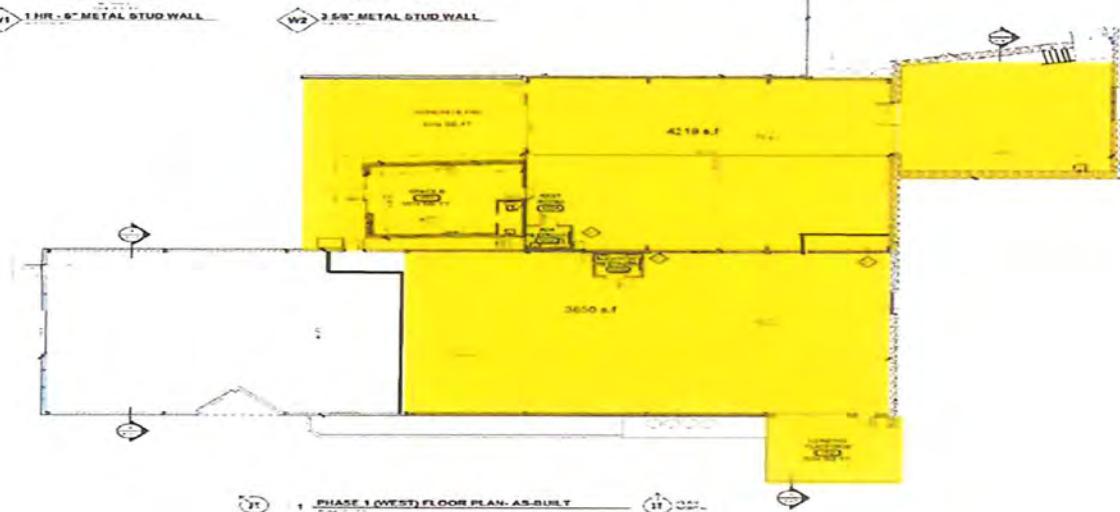
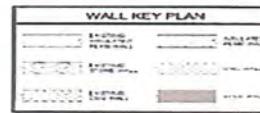


W1 1 HR - 5" METAL STUD WALL



W2 2 5/8" METAL STUD WALL

NOTE:
DUE TO THE AGE OF
MATERIALS USED AND
IRREGULAR SHAPE OF
THE EXISTING BUILDING,
ALL STEP UP AND DOWN
AND DIMENSIONS SHOWN
ARE APPROXIMATE



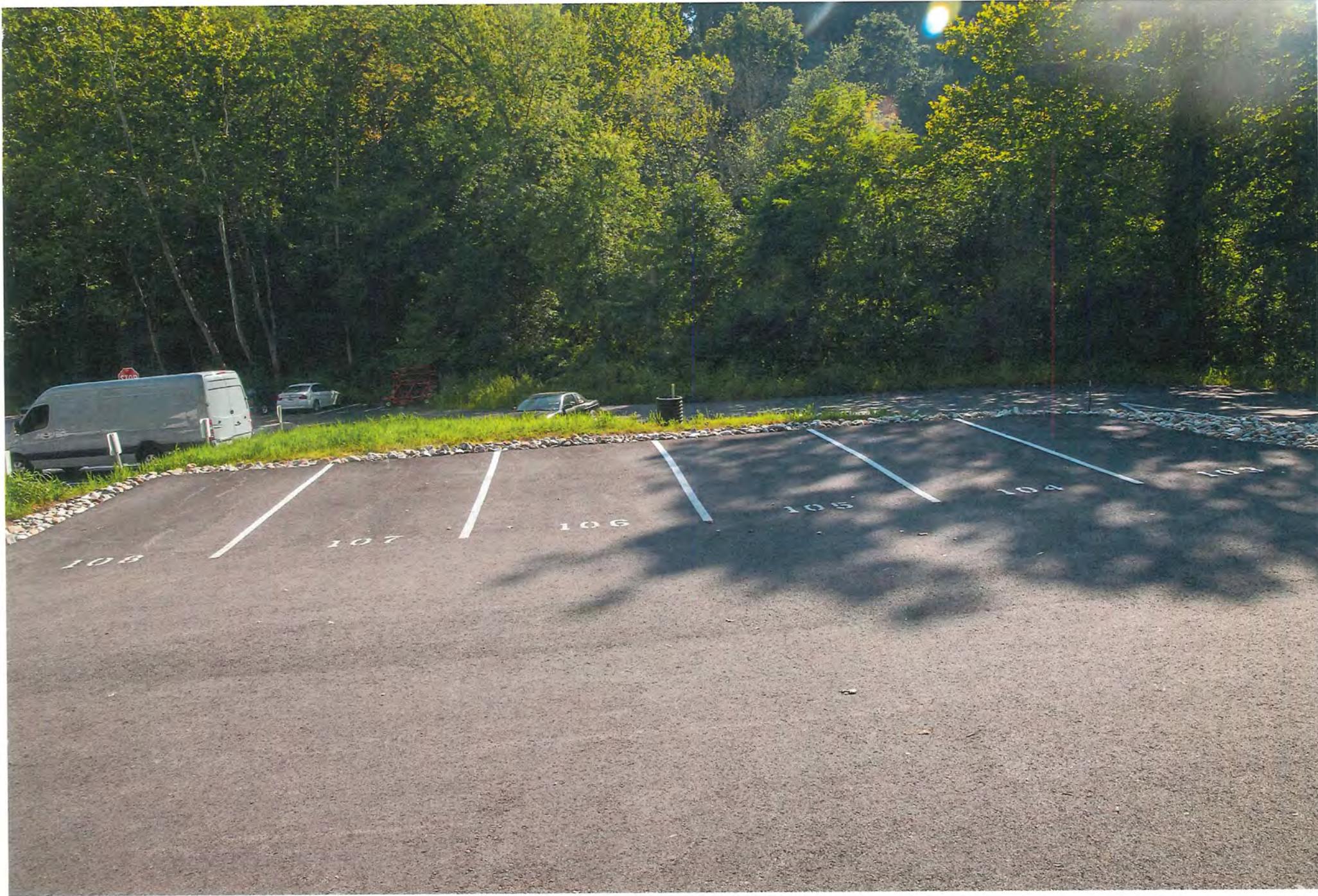
1 PHASE 1 (WEST) FLOOR PLAN - AS BUILT



B



B



B





B



B



B







B



B





RESERVED
PARKING



VAN
ACCESSIBLE



B



B



C



C



C





C



C



EXIT
ONLY

SLOW
DOWN
SPEED LIMIT
5 MPH

DO NOT
BLOCK
DRIVEWAY

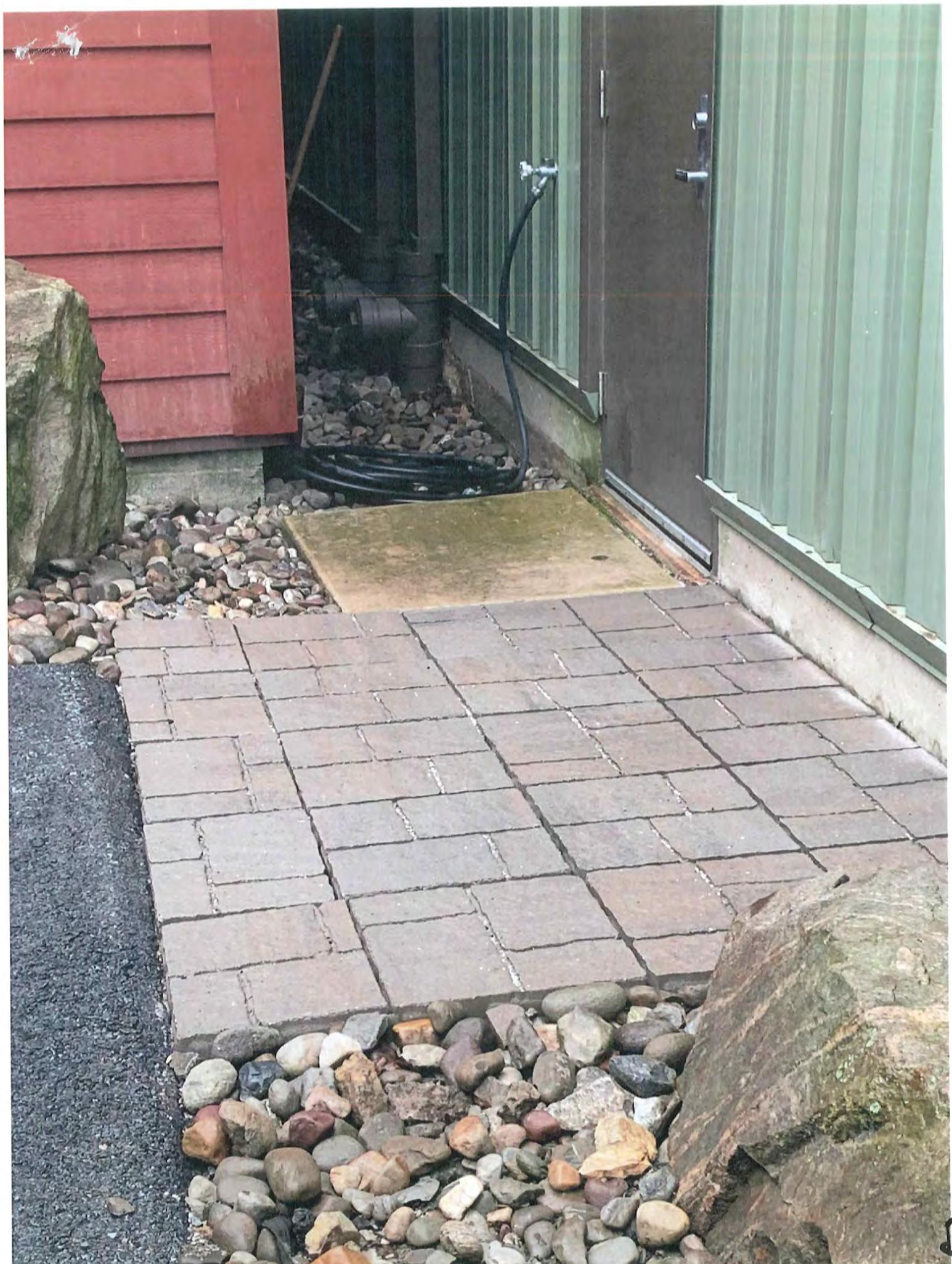
SLOW
DOWN
SPEED LIMIT
5 MPH

DO NOT
BLOCK
DRIVEWAY



C





D



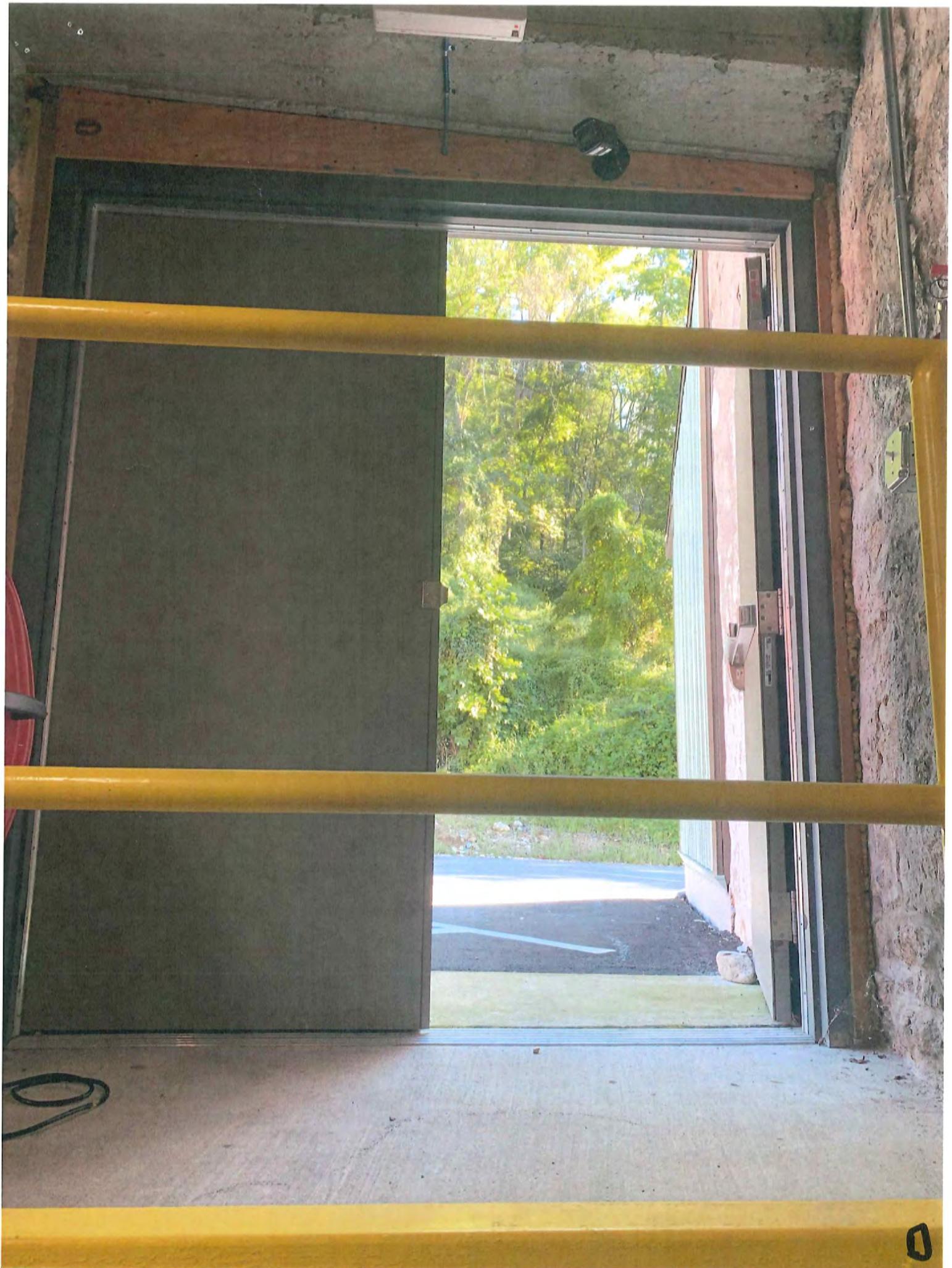
786



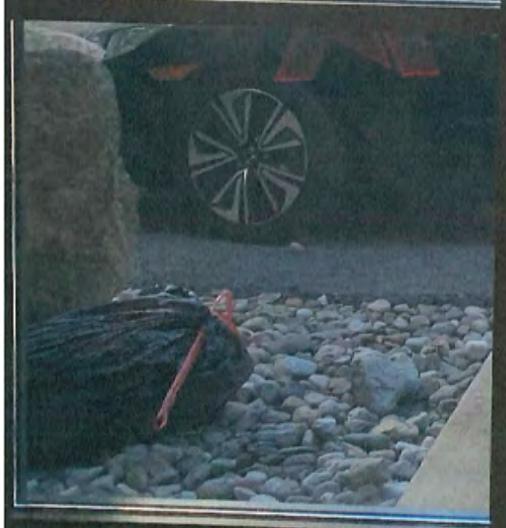
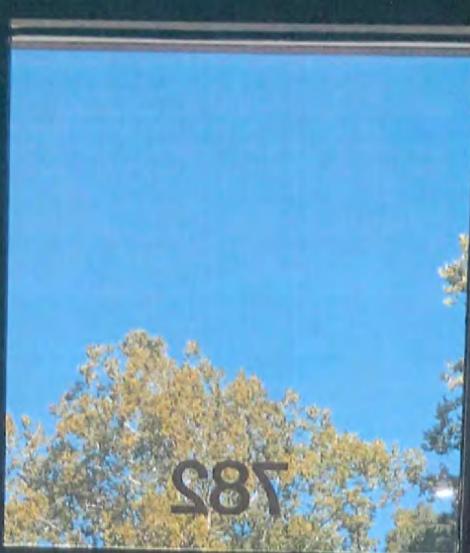


EXIT









782

A
PHLYTE

D



EXIT



786



786

EXIT



EXIT

786

786

PROPERTY OF
A.J.
BLOSENSKI
610-942-2707



D

20 937918

BIOSE

614453

18 929611



G+F



F+6



F+6



F+G



F+G



F + G



F + G

16 September 2021

Alpha Phlyte Fitness Expansion

Dear Members of the Upper Uwchlan Township Board,

This letter is intended to speak to the potential benefits of the formalized expansion of Alpha Phlyte Fitness, as well as their outreach and involvement within the Downingtown community. I am a current employee of the Chester County Intermediate Unit (CCIU), overseeing the CHAAMP Program. CHAAMP is a community-based educational program, through the CCIU, serving students ages 14-21 with severe intellectual disabilities and Autism Spectrum Disorders. The CHAAMP Program provides students with a functional curriculum which includes meaningful vocational and job sampling experiences within local businesses across Chester County.

I recently approached the management of Alpha Phlyte Fitness to inquire about their willingness to establish a Community Partnership with CHAAMP, in order to provide vocational sampling and volunteer opportunities for one of our students. Without hesitation, owners Stacie and Keith Longenecker, and John Bennett welcomed the opportunity to provide such valuable community-based volunteer experiences for our students. This partnership with Alpha Phlyte will not only improve the quality of functional, educational programming that our students receive, it's ensuring the provision of real-world volunteer experiences that will support our students in their pursuit of a meaningful, adult life.

While we are thrilled to be able to place one of our students at Alpha Phlyte Fitness for a community-based vocational sampling experience, we have many other students that are in need of vocational sampling experiences within our local community. As a result of the COVID-19 pandemic, CHAAMP has seen a significant decrease in our Community Partnerships, as local businesses are unable to accommodate student volunteers. The potential of expansion of Alpha Phlyte Fitness's facility would allow their team to take on additional CHAAMP student volunteers, provide students with a wider variety of vocationally patterned tasks, and increase our visibility amongst members of both the gym and the Downingtown community. The potential for us to provide more than just one student with these meaningful volunteer opportunities would provide direct, positive impact on our students' programming, through CHAAMP's partnership with Alpha Phlyte Fitness.

I sincerely appreciate your time and consideration of this matter. Please do not hesitate to reach out to me with any questions regarding the substantial impact that Alpha Phlyte Fitness's expansion would have on the CHAAMP Program and our students. I would welcome the opportunity to discuss this matter further.

Respectfully,

Kim Ring
Kimberlyri@cciu.org
610-505-8672


**Chester County
Intermediate Unit**
Partners in Education

**455 Boot Road
Downingtown, PA 19335**

Kimberly Ring
Program Coordinator
Phone: 610-518-6862
FAX: 610-518-1094
E-mail: KimberlyRi@cciu.org
www.cciu.org



“You have engineered a right-fit change for Matthew at CHAAMP. Thank you for doing this work, which quite literally makes a different life, a significantly better life, possible for Matthew and his schoolmates.**”**

CHAAMP

COMMUNITIES HELPING ADOLESCENTS WITH AUTISM MAKE PROGRESS

CHAAMP is an innovative, community-based program in which students with autism use the community as their classroom. Working with specialized staff, students ages 14-21 with moderate to severe autism build skills to transition from school to independent, adult life.

Our goal at CHAAMP is to help students become fully participating members of their surrounding community.

1:8 TEACHER-TO-STUDENT RATIO

1:1 BEHAVIOR MENTOR-TO-STUDENT RATIO

In addition to teachers and behavior mentors, our staff includes: a nurse, physical and occupational therapists, speech and language therapists and a board-certified behavioral analyst consultant.

DEBBIE AND MICHAEL
PARENTS OF MATTHEW
LOWER MERION SCHOOL DISTRICT

CHAMPIONS for your child

CHAAMP SUPPORTS FIVE COMPONENTS OF YOUR CHILD'S DEVELOPMENT

- Functional Academics:** The academic component of CHAAMP is focused on teaching the reading, math and writing skills that allow our students to enjoy the highest degree of participation in everyday life.
- Community Living:** Our goal is for students to master the skills necessary to lead an independent life after the program. One of these skills is the ability to safely navigate and acclimate to the community.
- Independent Living:** We have a full kitchen facility and life style room that simulates apartment-living. Students receive one-on-one guidance in developing the living skills necessary to be independent in their adult life.
- Recreational/Leisure Skills:** A fulfilling social life with leisure activities is a vital aspect of life after the program. At CHAAMP, our students have opportunities to participate in a variety of recreational and leisure activities, such as bowling, miniature golf and nature trails.
- Pre-vocational training:** Students are involved in pre-vocational exploration in the community as appropriate to meet individual educational needs and build interests and strengths.

AGES 14-21



Learn more: www.cciu.org/CHAAMP



A PROGRAM OF THE CHESTER COUNTY INTERMEDIATE UNIT
An Equal Opportunity Employer and Educator