



Upper Uwchlan Township  
Board of Supervisors  
Workshop,  
Conditional Use Hearing  
December 14, 2021  
5:00 p.m.  
Minutes  
Approved

Attendees:

Sandy D'Amico, Chair  
Jamie Goncharoff, Vice-Chair  
Jenn Baxter, Member

Supervisor-Elect Andy Durkin  
Tom Oeste, Esq., Township Solicitor  
Mark Hagerty, Court Stenographer

Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Rhys Lloyd, Building Code Official  
Anthony Campbell, Zoning Officer  
Corporal Joe Carr

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Sandy D'Amico called the Workshop to order at 5:02 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting. Supervisor-Elect Andy Durkin and 1 citizen were in attendance.

Upland Farm Barn ~ Construction Update

Tony Scheivert reported that December 27 is the estimated completion date but with the outdoor items to complete – roof drains, sidewalk from the deck to the parking area, final seeding/grading -- it will most likely be January 3 or 4, depending on the weather. Rhys Lloyd noted that the contractors are working hard and doing a good job finishing up the little things at the end of the project. Anthony Campbell notes the heaters are installed so it's warming up inside, there are a few details to work out with the restrooms, the contractors continue to work well together.

Open Session

Tony Scheivert advised that Sunoco's Mariner East 2 pipeline project is extremely active in the Highview/Meadow View vicinity. Highview will be closed Thursday 7:00 a.m. thru Friday evening but all residents should have access to their properties. Sunoco notified those residents personally and a notice was posted on the website. January 3 – 17, 2022 from 8:00 p.m.-6:00 a.m. the intersection of Little Conestoga Road and Milford Road will be closed for the pipeline re-route installation. Sunoco has 6-7 days of work to do within those 14 days. Sunoco has to post the PennDOT-approved detour. Notice will be posted on the website as well. Tony Scheivert noted no revised 100 Greenridge Road conditional use plans have been received.

Workshop Adjournment

Sandy D'Amico adjourned the Workshop at 5:15 p.m. and a short recess was taken before the 5:30 p.m. Conditional Use Hearing.

## CONDITIONAL USE HEARING ~ Alpha Phlyte Fitness

Sandy D'Amico called the Conditional Use Hearing for Alpha Phlyte Fitness to order at 5:32 p.m. and asked Tom Oeste, Esq. to conduct the Hearing. Mark Hagerty, Court Stenographer recorded the proceedings and his transcript is the official Record. The following is a summary and not the official Record.

Tom Oeste, Esq. read the Application filed by John Bennett, Keith Longenecker and Alpha Phlyte Fitness (collectively "Applicant"). Applicant leases a unit at 782 Dorlan Mill Road (Chester County Tax Parcel No. 32-6-49) (the "Property") in the LI Limited Industrial District. The Property is owned by Shryock Brothers, Inc. Applicant currently operates a specialized personal training/nutritional counseling business and wants to convert to a full-service fitness center. Applicant seeks conditional use approval pursuant to Section 200-44.I(7) of the Upper Uwchlan Township Zoning Ordinance which allows fitness centers by conditional use in the LI District. Mr. Oeste handed out the Board's Exhibit packets and entered the following Exhibits into the record:

- B-1 the Conditional Use Application dated October 6, 2021
- B-2 Proof of Publication of Hearing Notice in the Daily Local News
- B-3 Letter to the Applicant dated November 23, 2021 confirming date and time of Hearing
- B-4 Affidavit of property posting November 23, 2021
- B-5 Planning Commission November 11, 2021 meeting minutes

Mr. Oeste explained conditional use hearing procedures, asked if anyone wanted to become a Party to the Proceedings. There were none. Applicants John Bennett and Keith Longenecker were sworn in by Mr. Hagerty and they provided testimony regarding their current business and their plans for expansion, if approved. They currently lease @ 5,500 square feet and would like to expand into another 2,500+ square feet of existing space. They have 35 parking spaces dedicated to their business and there are 25 overflow spaces available to all businesses in the complex. It was suggested they acquire a letter from their landlord detailing the amount of square feet that they lease, how that square footage is used, and the number of parking spaces available for their business. The Board favored the Application but would like more details provided regarding the use of space and the parking spaces.

Mr. Oeste suggested the Record be left open, that the Board schedule another Hearing, that the Applicants provide the supplemental information and add it to the Record at the next Hearing. Since this is one of Mr. Goncharoff's last meetings as a Township Supervisor, it was noted by Mr. Oeste that two Supervisors can render the Decision if the Hearing can't be scheduled later this month, and the new Supervisor, Mr. Durkin, can read the transcript and assist in the Decision if the Applicants consent to that. The Applicants consented to the new Supervisor reading the transcript and taking part in the Decision. Mr. Durkin was in attendance.

It was determined that the Record would be left open, supplemental information provided and the next Hearing date would be 5:30 p.m. on Tuesday, January 11, 2022, following the Board's Workshop.

Mrs. D'Amico adjourned the evening at 6:34 p.m.

Respectfully submitted,  
Gwen A. Jonik  
Township Secretary