



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA

April 14, 2022

6:00 p.m. – Work Session ~ Ordinance Review

7:00 p.m. -- Meeting

LOCATION

Upper Uwchlan Township Building
140 Pottstown Pike, Chester Springs PA 19425

- | | | Packet Page # |
|------|---|---------------|
| I. | Call To Order | |
| II. | Parcel 5C Lot 2B Commercial Lot ~ Amended Final PRD Plan – Introduction
Amended Plan for the currently vacant Lot at Pottstown Pike and
Station Boulevard, proposing 1,820 SF eating/drinking establishment,
13,200 SF of retail space, a 10,500 SF daycare center and shared parking. | 2 |
| III. | Natural Lands Trust Subdivision – Lot Line Change Plan, Conditional Use Application
Review consultants' and Historical Commission's comments;
consider recommending approval. | 9 |
| IV. | Approval of Minutes: March 10, 2022 Meeting | 39 |
| V. | Next Meeting Date: May 12, 2022 7:00 p.m. | |
| VI. | Open Session | |
| VII. | Adjournment | |

ALYSON M. ZARRO
alyson@rrhc.com
extension 210



March 15, 2022

via hand delivery

Tony Scheivert, Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

**Re: Prosperity Property Investments, LLC/Upper Uwchlan Township
Byers Station Parcel 5C Lot 2B
Amended Final Planned Residential Development Plan Application**

Dear Tony:

As you know, I represent Prosperity Property Investments, LLC ("Applicant") in connection with Lot 2B of Parcel 5C in the Byers Station Planned Residential Development ("Property"). Applicant is the equitable owner of the Property which is approximately 3.971 acres and is further identified as UPI Number 32-4-1090.1.

Previously, the current legal owner of the Property, Byers Retail Acquisition Limited Partnership, had filed several Final Planned Residential Development Plans for Commercial Development on the Property. An alternative Plan titled "Amended Final PRD Plans for Byers Retail Acquisition, L.P.- Final Plan for Lot 2A and Lot 2B of Parcel 5C prepared by Bohler Engineering dated March 25, 2019 and last revised August 16, 2019 ("2019 Final Plan") was approved by the Board of Supervisors on October 14, 2019. The 2019 Final Plan depicted two (2) commercial pad sites on the Property with a combination of retail, restaurant and office uses. The 2019 Plan was not recorded.

Applicant is hereby filing this Application for a further amendment to the Final PRD Plan for the Property. This new amended plan depicts the development of one 1,820 sq. ft. freestanding eating and drinking establishment; two Freestanding commercial pad sites, one consisting of 6,000 sq. ft. of retail space and the other consisting of 7,200 sq. ft. of retail space; and a separate building containing a daycare center of approximately 10,500 sq. ft. with an outdoor play area of approximately 5,500 sq. ft. In connection with this Amended Plan, Applicant is also proposing to utilize shared parking for the proposed uses pursuant to Section J.8 of the Tentative Approval for the Byers Station Planned Residential Development dated June 7, 1999. A shared parking analysis prepared Traffic Planning and Design, Inc. will be submitted under separate cover to support the proposed shared parking.

Enclosed for filing in connection with this Amended Final PRD Plan Application ("Application") for the Property are the following materials:

rrhc.com

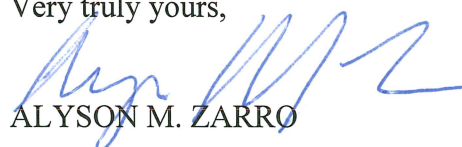
1. Four (4) copies of a plan entitled "Byers Station Amended Final PRD Plans (Final Plan from Lot 2B of Parcel 5C)" prepared by Bohler Engineering dated March 15, 2022;
2. Four (4) copies of a General Project Description & Stormwater Management Calculations prepared by Bohler Engineering dated March 25, 2019 and last revised March 15, 2022;
3. One (1) copy of a Reimbursement Agreement executed on behalf of the Applicant;
4. One (1) copy of the Chester County Act 247 Referral Form;
5. A check in the amount of \$250.00 made payable to Upper Uwchlan Township, the Final Plan Application Fee;
6. A check in the amount of \$5,000.00 made payable to Upper Uwchlan Township to establish an escrow account for Township Consultant Review Fees; and
7. A check in the amount of \$2,026.84 made payable to the Chester County Planning Commission for its review.

Kindy forward the Application materials to the Township Consultants and the County Planning Commission for review.

Bohler Engineering will be transmitting this letter and accompanying materials electronically under separate cover.

As always, please feel free to contact me if you have any questions or require additional information. Thank you for your assistance with this matter.

Very truly yours,



ALYSON M. ZARRO

AMZ/mrm
Enclosures

cc: Gwen Jonik, Township Secretary (w/enclosures via email)
Kristin Camp, Esquire, Township Solicitor (w/enclosures via email)
Allan Greenberg (w/enclosures via email)
Kevin Michals (w/enclosures via email)
Gary Large (w/enclosures via email)
Jason Korczak, P.E., Bohler (w/enclosures via email)
Michael Baginski, Bohler (w/enclosures via email)
Guy DiMartino, P.E., Traffic Planning and Design (w/enclosures via email)



ALYSON M. ZARRO
alyson@rrhc.com
extension 202



March 15, 2022

Via email and overnight mail

Gwen Jonik, Township Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

**Re: Prosperity Property Investments, LLC/Upper Uwchlan Township
Byers Station Parcel 5C Lot 2B
Amended Final Planned Residential Development Plan Application**

Dear Gwen:

As you know, I represent Prosperity Property Investments, LLC ("Applicant") in connection with Lot 2B of Parcel 5C in the Byers Station Planned Residential Development ("Property"). Applicant filed an Amended Final Planned Residential Development Plan Application ("Application") with the Township on March 15, 2022. As a further supplement to the Application, Applicant is hereby filing the enclosed Parking Analysis prepared by Traffic Planning and Design, Inc. dated March 30, 2022. Enclosed with the hard copy of this letter are four (4) copies of the Parking Analysis.

As always, please feel free to contact me if you have any questions or require additional information. Thank you for your assistance with this matter.

Very truly yours,

Alyson M. Zarro
ALYSON M. ZARRO

AMZ/mrm
Enclosures

cc: Tony Scheivert, Township Manager (w/enclosures via email)
Kristin Camp, Esquire, Township Solicitor (w/enclosures via email)
Allan Greenberg (w/enclosures via email)
Kevin Michals (w/enclosures via email)
Gary Large (w/enclosures via email)
Jason Korczak, P.E., Bohler (w/enclosures via email)
Michael Baginski, Bohler (w/enclosures via email)
Guy DiMartino, P.E., Traffic Planning and Design (w/enclosures via email)

rrhc.com

PO Box 1265 717 Constitution Drive, Suite 201 Exton, PA 19341 P. 610-458-4400 F. 610-458-4441



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

March 30, 2022

Richard Huffman, CEO
Allan Greenberg, CFO
CELEBREE, Inc.
1306 Bellona Avenue
Lutherville, MD 21093

RE: Byers Station – Parking Analysis

Upper Uwchlan Township, Chester County, PA

TPD No. CELE.00001

Dear Richard and Allan:

Traffic Planning and Design, Inc. (TPD) has completed a parking analysis for the proposed development, located on the northeast corner of the intersection of Pottstown Pike and Station Boulevard in Upper Uwchlan Township, Chester County, Pennsylvania. The development is proposed to consist of a 10,500 square foot (140-student) daycare, an 1,820 square foot fast-food restaurant with a drive-through window, and 13,200 square feet of retail/comment space. Based on information provided to TPD, it is our understanding that the daycare will have a maximum of 24 teachers/staff. Please note, for the purpose of this parking analysis, medical/dental office space was assumed for the 13,200 square foot space. This provides a conservative analysis (i.e. highest parking demand) when compared to a general retail/shopping center use.

PARKING ANALYSIS

The current site plan proposes a total of 131 parking spaces. To determine if the proposed parking is sufficient to support the site, the peak demand of each use was evaluated based on the Institute of Transportation Engineers' (ITE) Parking Generation Manual, 5th Edition, 2019. For the current plan, Land Use Code 565 (Day Care), Land Use Code 720 (Medical-Dental Office), and Land Use Code 934 (Fast-Food Restaurant with Drive-Thru) were used to calculate the peak parking demand. As noted above, for the purpose of this parking analysis, medical/dental office space was assumed for the 13,200 square foot space as this provides a conservative analysis (i.e. highest parking demand). **Table 1** shows the rates/equations and directional percentages for each use.

TABLE 1
ITE PEAK PARKING DEMAND

Land Use	ITE #	X	Average Rate	Peak Parking Demand
Day Care	565	140 students	$P = 0.24 * (X)$	34
Medical-Dental Office	720	13.2 ksf	$P = 3.23 * (X)$	43
Fast-Food Restaurant with Drive-Thru	934	1.82 ksf	$P = 12.41 * (X)$	23
Total Peak Parking Demand				100

P = Peak Parking Demand; X = Size

As shown in **Table 1**, if all the uses on-site experienced their peak parking demand simultaneously, the peak parking demand for the site would be 100 occupied spaces. Therefore, the 131 parking spaces proposed is sufficient to serve the proposed uses if all the uses had their highest parking demand/usage at the same time. However, mixed-use sites such as the proposed development have opportunities for shared parking. For example, the daycare use experiences the highest parking demand in the morning and late afternoon during typical arrival and departures, while the restaurant use experiences the highest peak parking demand during the midday. As such, the parking occupancy time of day methodology outlined in the 3rd edition of the Urban Land Institute's (ULI) Shared Parking Manual was utilized to evaluate the shared parking for the site. This time of day data is relatively consistent and similar to the time of day parking occupancy data in the ITE Parking Generation Manual. As shown in **Table 2**, the ULI time-of-day parking demand distribution is summarized for the proposed uses. **Table 3** applies the time-of-day distributions to peak parking demand noted in **Table 1**, in order to determine the shared parking demand on an hourly basis.

TABLE 2
WEEKDAY TIME-OF-DAY VARIATION IN PARKING DEMAND (%)

Hour of Day	Percent of Peak Period		
	Office ¹	Restaurant	Day Care ²
6:00 AM	0%	20%	71%
7:00 AM	20%	20%	100%
8:00 AM	100%	30%	100%
9:00 AM	100%	40%	100%
10:00 AM	100%	75%	71%
11:00 AM	100%	100%	71%
12:00 PM	100%	100%	71%
1:00 PM	100%	100%	71%
2:00 PM	100%	95%	71%
3:00 PM	100%	70%	71%
4:00 PM	100%	60%	100%
5:00 PM	100%	70%	100%
6:00 PM	67%	90%	100%
7:00 PM	30%	90%	0%
8:00 PM	15%	60%	0%
9:00 PM	0%	40%	0%
10:00 PM	0%	30%	0%
11:00 PM	0%	20%	0%
12:00 AM	0%	20%	0%

1. Utilized office data; no medical-dental office time-of-day data.
2. No day care data. Assumed 100% occupancy during the morning and late afternoon. The midday occupancy is based on 24 employees being on-site (i.e. 24/34 peak parking demand = 71%).

TABLE 3
WEEKDAY TIME-OF-DAY VARIATION IN PARKING DEMAND

Hour of Day	Occupied Parking Spaces			
	Office	Restaurant	Day Care	Total
6:00 AM	0	5	24	29
7:00 AM	9	5	34	48
8:00 AM	43	7	34	84
9:00 AM	43	9	34	86
10:00 AM	43	17	24	84
11:00 AM	43	23	24	90
12:00 PM	43	23	24	90
1:00 PM	43	23	24	90
2:00 PM	43	22	24	89
3:00 PM	43	16	24	83
4:00 PM	43	14	34	91
5:00 PM	43	16	34	93
6:00 PM	29	21	34	84
7:00 PM	13	21	0	34
8:00 PM	6	14	0	20
9:00 PM	0	9	0	9
10:00 PM	0	7	0	7
11:00 PM	0	5	0	5
12:00 AM	0	5	0	5

As shown in **Table 3**, per the referenced data, the maximum peak parking demand at any point during the day is anticipated to be 93 spaces. Therefore, it is TPD's opinion that the 131 parking spaces proposed is sufficient to serve the proposed uses throughout the day. It should be noted that the restaurant pad is proposed to have 13 parking spaces. TPD recommends that restaurant employees be directed to park in the larger parking area south of the "spine-road" to keep the parking spaces adjacent to the restaurant available to patrons.

If you have any questions or comments, please feel free to contact us.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Guido W. DiMartino, P.E.

Regional Leader – Transportation Planning



SUBDIVISION / LAND DEVELOPMENT APPLICATION

☐ Preliminary Submittal

☐ Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: Lands N/L Shryock Brothers Inc
2. Plan Dated: 10.02.2020 County Deed Book/Page No. DB 6537 PG 85
3. Name of property owner(s): Shryock Brothers, Inc.

Address: 256 Eagleview Blvd, Suite 506

State/Zip: Exton, PA 19341 Phone No.: 610-458-9440

Email: lindabordmanshelton@comcast.net

4. Name of Applicant (If other than owner):

Natural lands Trust DBA Natural Lands

Address: 1031 Palmers Mill Rd

State/Zip: Media, PA 19063 Phone No.: 484-368-9961

Email: jstefferud@natlands.org

5. Applicant's interest (If other than owner): _____

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.

Bursich Associates

Address: 2129 East High Street, Pottstown

State/Zip: PA 19464 Phone No.: 610-323-4040

Email: Nick.feola@bursich.com

7. Total acreage: 6.15 Number of Lots: 2
8. Acreage of adjoining land in same ownership: (If any) none
9. Describe Type of Development Planned: lot line change, no construction

140 Pottstown Pike, Chester Springs, PA 19425

Phone: (610) 458-9400 • Fax: (610) 458-0307

www.uppermerionpa.gov

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).

[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

Waivers requested 162-9.D and 162-9.F, and 162-9.H (no construction proposed)

Waivers requested 162 - 28.D and 162-258 E (no development proposed)

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:

By:  Jack Stefferud, Senior Director of Land protection

Date: 1/11/2022

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

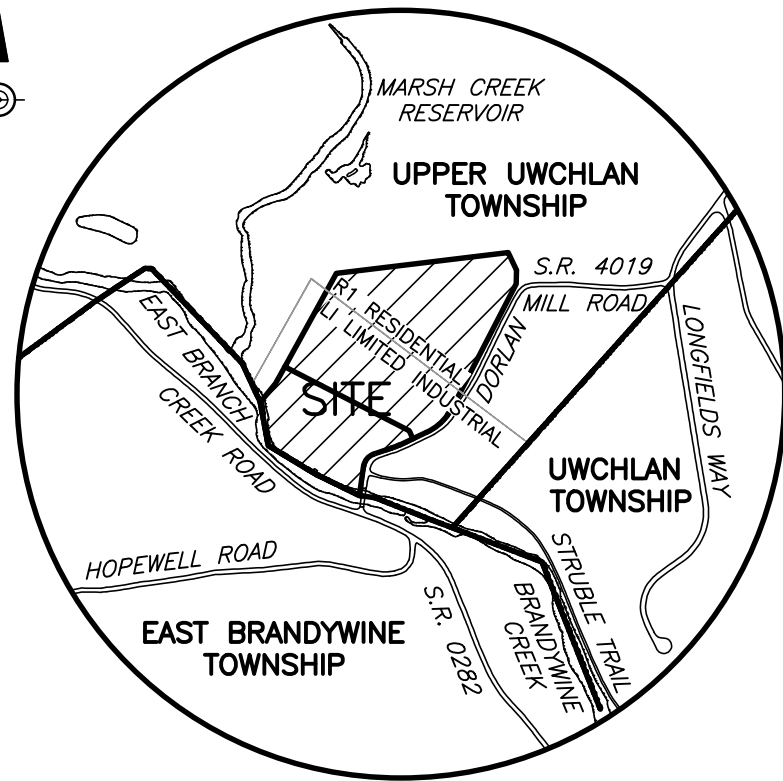
1-2 Lots \$250

3-5 Lots \$500
Plus \$25 for each Lot over 3

Over 5 Lots \$1000
Plus \$50 for each Lot over 5

Form revised January 2015

140 Pottstown Pike, Chester Springs, PA 19425
Phone: (610) 458-9400 • Fax: (610) 458-0307
www.uppermchian-pa.gov



LOCATION MAP
SCALE: 1"=1000'

LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIN FOUND	○
CONTOURS	--- 202 --- --- 200 ---
PROPERTY LINE	=====
ADJOINING PROPERTY LINE	=====
LEGAL RIGHT OF WAY	=====
EASEMENT LINE	=====
STREAM	~~~~~
EDGE OF DRIVEWAY	-----
EDGE OF PAVEMENT	-----
EXISTING FENCE	-x-x-
ROAD PAINT	=====
ZONING LINE	=====
FLOODPLAIN LINE	=====
SOILS AND TEXT	ReB RHC
WALKWAY/WALL	=====
EXISTING WELL	⊙
EXISTING MAILBOX	✉
TREE SYMBOLS	⊙ ⊙
SANITARY SEWER MAIN	-S-
SANITARY SEWER LATERAL	=====
STORM SEWER	=====
STORM SEWER INLET	⊞
ENDWALL	⊞
STORM SEWER MANHOLE	⊙
WATER MAIN	----- W -----
WATER SERVICE LATERAL	----- WS -----
WATER VALVE	⊞
WATER SERVICE SHUT-OFF	⊞
OVERHEAD UTILITY WIRES	----- OHW -----
UNDERGROUND UTILITY WIRES	----- UGW -----
STREET LIGHT	⊙
UTILITY POLE	⊙
UTILITY GUY	>
SIGN	⊞
SLANTED TEXT DENOTES EXISTING FEATURE	

0 50' 100'
GRAPHIC SCALE: 1"=50'

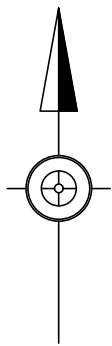
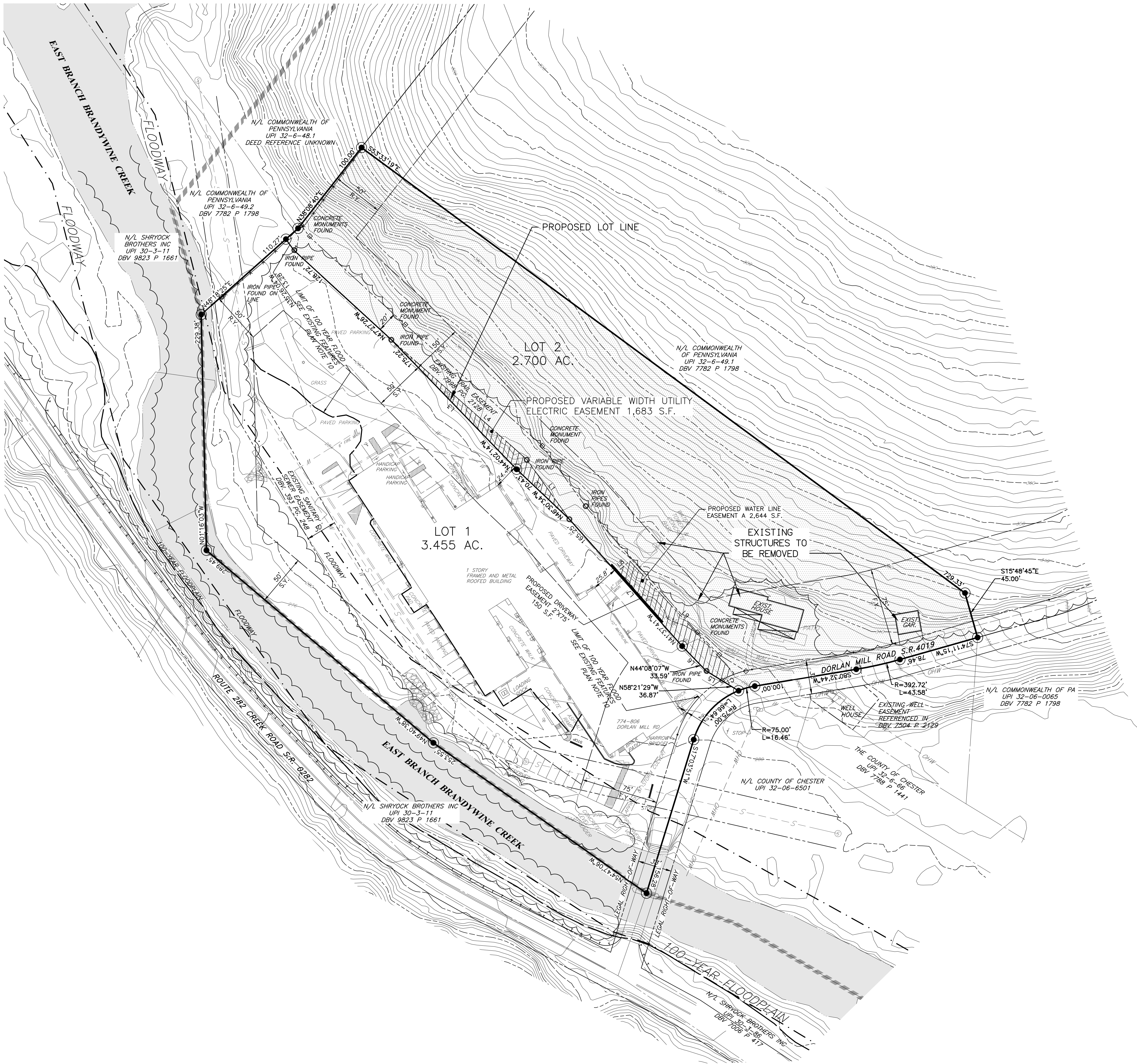


Stop - Call Before You Dig!
Pennsylvania Act 287 of 1974 as amended by Act 50 of 2017 73P.S. §176 et. seq. requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth Pennsylvania One Call System, Inc. 811 or 1-800-242-1776

LIST OF UTILITIES-RESPONSES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICES THE SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST. SERIAL No.:

BUCKEYE PARTNERS (IA)
CLEAR-NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (JZ)
CLEAR-NO FACILITIES.
PECO ENERGY (KT)
CLEAR- NO FACILITIES.
SUNOCO PIPELINE LP (SPJ)
DESIGN CONFLICT
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
CLEAR-NO FACILITIES.
VERIZON PENNSYLVANIA LLC (YI)
CLEAR-NO FACILITIES.



SEAL

MANAGER

NF

DESIGN

CHKD. BY

DRAFT

CHKD. BY

FILE

NAT-07

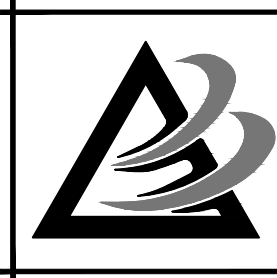
DATE

09/03/20

NOTES

SCALE

1"=50'



BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040

www.bursich.com

CLIENT

NATURAL LANDS
1031 PALMERS MILL ROAD
MEDIA, PA 19063
484-368-9961

SUBJECT

LOT LINE CHANGE PLAN 2

LANDS N/L SHRYOCK BROTHERS, INC.

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.

137340-10

SHEET NO.

2 OF 3

DWG. NO.

FP237340

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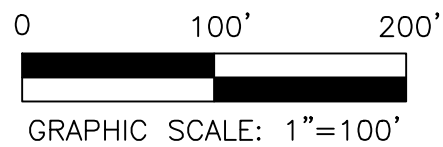
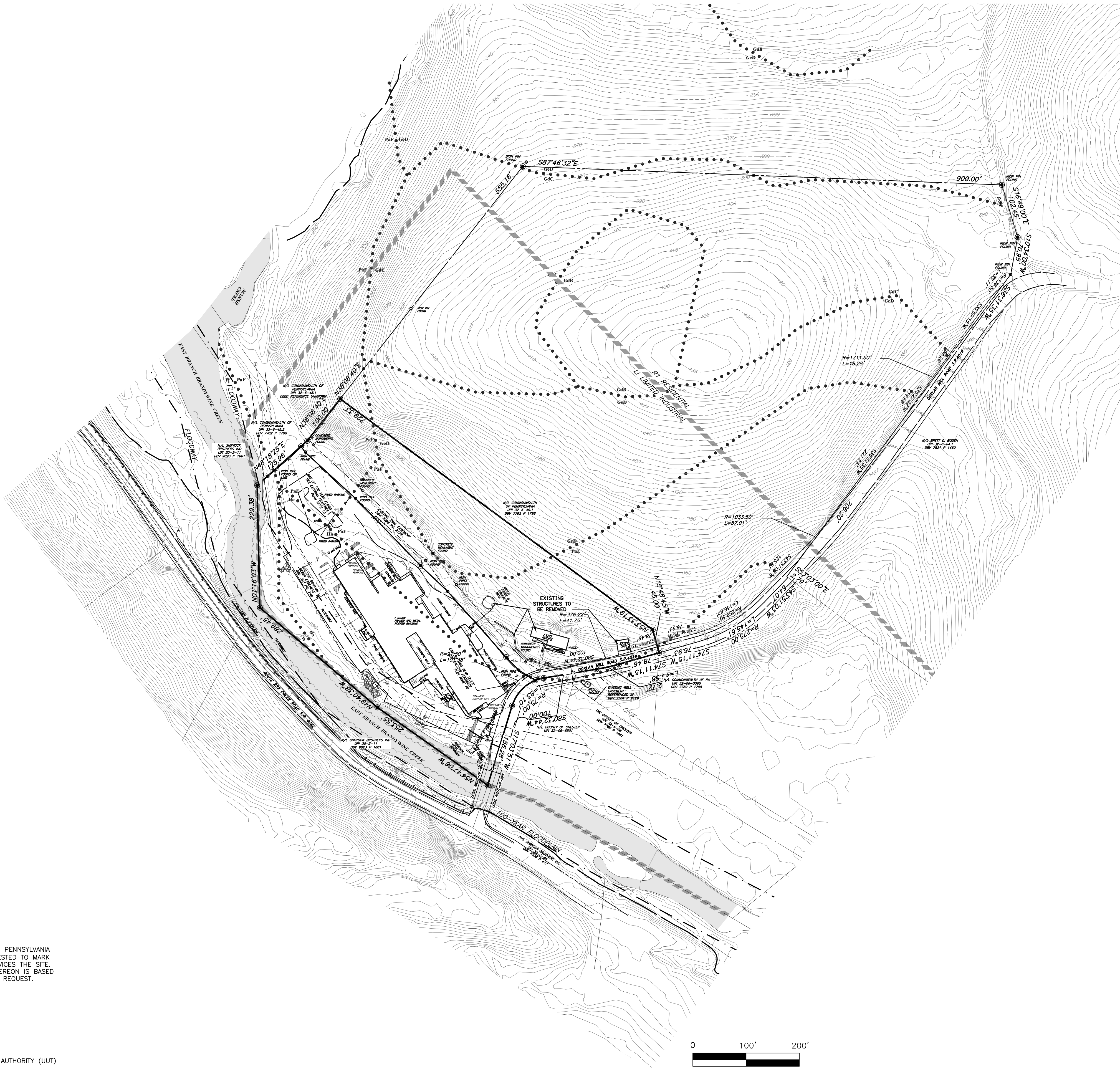


Stop - Call Before You Dig!
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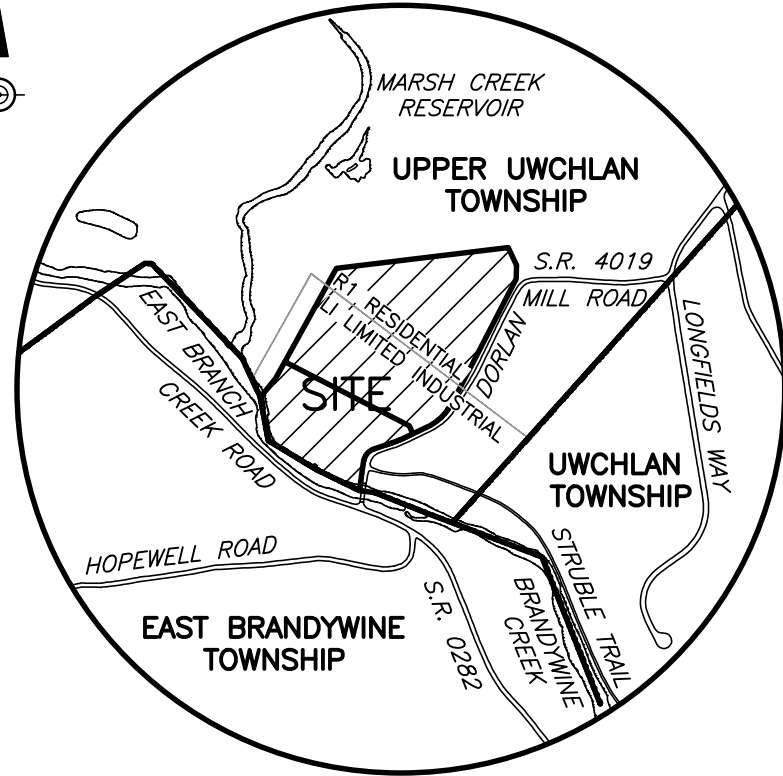
LIST OF UTILITIES-RESPONSES

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CLEAR- NO FACILITIES.
SUNOCO PIPELINE LP (SPJ)
DESIGN CONFLICT
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
CLEAR-NO FACILITIES.
VERIZON PENNSYLVANIA LLC (YI)
CLEAR-NO FACILITIES.



GRAPHIC SCALE: 1"=100'



LOCATION MAP
SCALE: 1"=1000'

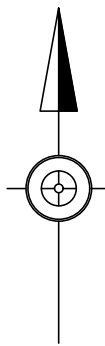
LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- CONTOURS
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEGAL RIGHT OF WAY
- EASEMENT LINE
- STREAM
- EDGE OF DRIVEWAY
- EDGE OF PAVEMENT
- EXISTING FENCE
- ROAD PAINT
- ZONING LINE
- FLOODPLAIN LINE
- SOILS AND TEXT
- WALKWAY/WALL
- EXISTING WELL
- EXISTING MAILBOX
- TREE SYMBOLS
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- STORM SEWER
- STORM SEWER INLET
- ENDWALL
- STORM SEWER MANHOLE
- WATER MAIN
- WATER SERVICE LATERAL
- WATER VALVE
- WATER SERVICE SHUT-OFF
- OVERHEAD UTILITY WIRES
- UNDERGROUND UTILITY WIRES
- STREET LIGHT
- UTILITY POLE
- UTILITY GUY
- SIGN
- SLANTED TEXT DENOTES EXISTING FEATURE

SOILS LEGEND

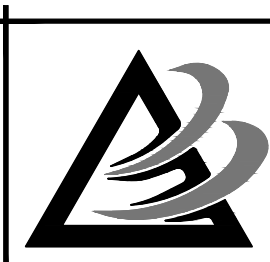
CdA - CALIFON LOAM, 0 TO 3 PERCENT SLOPES
GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdD - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GdE - GLADSTONE GRAVELLY LOAMS, 15 TO 25 SLOPES
GdF - GLADSTONE GRAVELLY LOAM, 25 TO 50 PERCENT SLOPES, VERY BOULDER
Ho - HATBORO SILT LOAM
PdE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
PdF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
W - WATER

3.	FOR TOWNSHIP SUBMISSION	3/2/2021	AJK
2.	REVISED PLAN TITLE AND PLAN SHEET LIST	12/22/2020	MDP
1.	REVISED LOT LINE, EASEMENTS, GENERAL NOTES, ADDED STORM AND WATER LINES	10/02/2020	MDP
NO.	REVISION	DATE	BY



SEAL

MANAGER	NF
DESIGN	CHKD. BY
DRAFT	CHKD. BY
FILE	DATE
NOTES	SCALE



BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040

www.bursich.com

CLIENT

NATURAL LANDS
1031 PALMERS MILL ROAD
MEDIA, PA 19063
484-368-9961

SUBJECT

EXISTING CONDITIONS PLAN

LANDS N/L SHRYOCK
BROTHERS, INC.

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.

137340-10

SHEET NO.

3 OF 3

DWG. NO.

EC137340



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 6, 2022

File No. 22-02053T

Mr. Tony Scheivert
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Lands N/L Shryock Brothers Inc.
Lot Line Change Plan
Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following document:

- Lot Line Change Plan titled "Lands N/L Shryock Brothers Inc." prepared by Bursich Associates, Inc. dated 09/3/20, last revised 03/02/22.
- Subdivision / Land Development Application Dated January 11, 2022.

G&A, has completed our first review of the above referenced lot line adjustment plan for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and wish to submit the following comments for your consideration.

I. OVERVIEW

The proposed project is a simple lot line adjustment of a common lot line between 2 adjacent parcels. The properties are located along Dorlan Mills Road and are located within the LI (Limited Industrial) Zoning District. (A portion of one of the lots is also partially located with the R-2 Zoning District, but not the portion under consideration with this application) The parcels involved are UPI# 32-6-49 and UPI# 32-6-49.1. UPI# 32-6-49 currently contains an existing dwelling, accessory garage, and water tower. All of which are proposed to be removed. The portion of UPI# 32-6-49.1 which is under consideration is not improved. A summary of the existing and proposed lots is as follows:

BUILDING ON A FOUNDATION OF EXCELLENCE

184 W. Main Street | Suite 300 | Trappe, PA 19426

Phone: 610-489-4949 | Fax: 610-489-8447

www.gilmore-assoc.com

Reference: Lands N/L Shryock Brothers Inc.
Lot Line Change Plan
Upper Uwchlan Township, Chester County, PA

File No. 22-02053
April 6, 2022

<u>Parcel</u>	<u>Current Lot Areas</u>	<u>Proposed Lot Areas</u>
UPI# 32-6-49	6.15 Acres	3.45 Acres
UPI# 32-6-49.1	16.4 Acres*	19.1 Acres *

* Applicant has not provided an existing lot area for this parcel; area taken from taxmap data.

II. ZONING ORDINANCE REVIEW

1. **(V)** Section 200-45.A. - The Applicant has indicated they will be seeking a variance from this section due to Lot 2 does not meet the required 3.0-acre lot minimum. As this parcel will be merged with the Commonwealth's existing lot, we do not believe this variance is required.
2. **(V)** Section 200-45.B. - The Applicant has indicated they will be seeking a variance from this section due both Lots 1 and 2 not meeting the minimum required 300' lot width. As this area will be merged with the Commonwealth's existing lot, we do not believe this variance is required for Lot 2. However, is needed for Lot 1.
3. **(V)** Section 200-45.C.(2). - The Applicant has indicated they will be seeking a variance from this section for Lot 1 as the resulting lot will not provide for the required side yard setback for the existing building.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. The applicant has requested several waivers from compliance with the Township's Subdivision and land Development Ordinances. A waiver request letter should be provided outlining the reasoning for each of the requests.
2. **(W)** Section 162-9.B(2)(b)[10] - A waiver has been requested from this section which requires site information be provided within 100 feet of the property. We have no objection to this waiver request.

Reference: Lands N/L Shryock Brothers Inc.
Lot Line Change Plan
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3. **(W)** Section 162-9.D. - A waiver has been requested from requiring a Site Analysis and Impact Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.
4. **(W)** Section 162-9.E. - A waiver has been requested from requiring a Conservation Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.
5. **(W)** Section 162-9.H. - A waiver is being requested from the requirement to provide Impact Statements. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request relative to the environmental impact statements. We defer to the Township Planning and Historical Commissions as well as the Township Land Planner regarding relief from the Historic Impact Statement.
6. **(W)** Section 162-28.D. & 162-28.E. - A waiver has been requested to not require providing the 50' Ultimate Right of Way and dedication to the Township. However, no justification has been provided as to the need for the waiver. The Township Traffic Engineer has recommended below the right of way be provided at this time.
7. **(W)** Section 162-9.C(2)(a)[6] - A waiver has been requested to not require providing cartway geometry information for Krauser Road. As there is no construction associated with this project, we have no objection to this waiver request.

IV. GENERAL COMMENTS

1. Please provide a legal descriptions for the newly created lots and easements.
2. Please remove the multiple signature lines for the Township Board of Supervisors and Planning Commission signature blocks. Only the Chairperson of each of the bodies is required to sign.

Reference: Lands N/L Shryock Brothers Inc.
Lot Line Change Plan
Upper Uwchlan Township, Chester County, PA

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V. TOWNSHIP TRAFFIC CONSULTANT
MCMAHON ASSOCIATES, INC.

1. SALDO Section 162-28 – Dorlan Mill Road is classified as a minor collector, and as such, a 25-foot half width ultimate right-of-way should be provided along the site frontage. In addition, the following note should be added to the plans:

“The Record Owner and its successors and assigns in ownership of Tax Parcel 32-6-49 shall convey and dedicate in fee to PennDOT or Upper Uwchlan Township upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Dorlan Mill Road (S.R. 4019) to be used for public road purposes, sidewalks, utilities, and other public purposes.”

2. Based on the Township’s Community Trails Map, the Brandywine Trail is envisioned along this section of Dorlan Mill Road, which is proposed to connect the Struble Trail and Marsh Creek State Park. The location and design of the Brandywine Trail has not been confirmed at this time, and as much as possible this trail will likely be located in the future road right-of-way. However, to the extent there is any chance the trail may be located on this property, we recommend the following note be added to the plan to establish an ongoing willingness for the Township and property owner to work together to advance this trail project in the future trail.

“In order to facilitate the planning, design, and construction of the Township’s planned Brandywine Trail, the property owner will work with the Township to allow access, right-of-way and easements to facilitate this paved trail along the Dorlan Mill Road site frontage in a manner that is safe and reasonable.”

VI. TOWNSHIP LAND PLANNER
BRANDYWINE CONCERNANCY

The Applicant proposes to reconfigure lot lines between two adjacent parcels – one owned by Shryock Brothers Inc. (UPI. 32-6-49) and the other owned by the Commonwealth (UPI. 32-6-49.1). The current Shryock property of 6.15 acres is located within Limited Industrial (LI) Zoning District and improved with a paper mill, unoccupied dwelling, garage, water tower, driveway, and parking areas. The existing use of subject property as a paper mill is permitted by right within said zoning district. Both mill and dwelling (known as millers house) are considered historic structures as defined by the Township. The adjacent property that is a

Reference: Lands N/L Shryock Brothers Inc.
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subject to this application is 16.41 acres of open space, which is a part of the Marsh Creek State Park. The applicant proposes to reconfigure the existing lot line between the Shryock property and one owned by the Commonwealth to convey 2.7 acres of land area (noted as Lot 2) from Shryock property, including the millers house, garage, and a water tower, to the adjoining land of the Commonwealth. The proposed lot line is somewhat aligned with the existing trail easement noted on the provided plans. The proposed will result in Shryock property decreasing to 3.455 acres (noted as Lot 1) and becoming nonconforming with minimum lot width and side yard setbacks requirements.

The subdivision plans indicate that the historic millers house, labelled as "existing house" on proposed Lot 2, is to be demolished. Other features to be removed include a water tower and concrete base, retaining wall, and a garage.

The applicant has requested the following waivers from the Upper Uwchlan Township Subdivision and Land Development Ordinance (SLDO) since no development is proposed:

- Section 162-9.D to provide a site analysis and impact plan
- Section 162-9.E to provide a conservation plan
- Section 162-9.H to provide impact statements
- Sections 162-28.D and 162.258.E to 50' ultimate right of way and dedication to Township as Dorlan Road is a state highway

Applicant has also requested the variances from the following requirements that the proposal does not meet:

- Section 200-45.A – minimum lot area for Lot 2
- Section 200-45.B – minimum lot width for Lots 1 & 2
- Section 200-45.C.(2) – side yard setbacks for Lot 1

Use Regulations

1. Lot 2 is proposed to be conveyed to the adjoining land of the Commonwealth that is being used as a public park, the Marsh Creek State Park. The proposed public use for Lot 2 located within LI Zoning District is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-44.I(10) of the Zoning Ordinance. We recommend that the Township consult the Township solicitor regarding this subject matter in addition to requesting the applicant to provide detailed description on intended use of Lot 2.

Reference: Lands N/L Shryock Brothers Inc.
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2. The future land use map in the Comprehensive Plan (2014) designates the Shryock property as Rural/Site Responsive land use, which envisions that permitted density and design criteria for residential development of remaining open/undeveloped lands will be "site responsive". This approach considers the creative use of flexible design, such as clustered development, to achieve meaningful conservation of open space. Proposed use as an open space for Lot 2 overachieves that conservation goal. Additionally, the subject property is a part of land area identified as Priority Parcel ("Priority Parcel C of 33 acres") for preservation on the Priority Areas for Preservation Map (5-1). That land area is also a part of the Brandywine Greenway and has also been identified as a destination on the Community Trail Master Plan Map (6-1), as it is served by regional Brandywine and Struble Trail systems and designated local and regional bike routes. Furthermore, subdivision plans note the existing trail easement that runs from northern to southern boundary of the Shryock property is already dividing the land area into two, which makes it unfeasible for Lot 2 to be used as a part of the existing paper mill operations. Based on preliminary assessment above, we are highly supportive of proposed lot lines change and merging of Lot 2 with adjoining lands of the Commonwealth for open space conservation and public use.

Proposed setbacks for Lot 1

3. The proposed change in lot line will result in an increase of nonconformities for the paper mill building remaining on Lot 1. The reduction of the existing side setback might create hardship for the property owner in the future in case of building expansion or any other improvements. We strongly recommend the Township to request the applicant to consider other options to allow for a greater than proposed side yard setback with a new lot line.

Environmental Impact

4. The proposed subdivision of land will result in Lot 2 improved with historic millers house, water tower, retaining wall and a garage to become a nonconforming use within Limited Industrial Zoning District. In addition, several historic structures are proposed to be demolished as a part of the subdivision and land development process. The applicant has requested a waiver from SLDO § 162-9.D that provides standards for environmental impact analysis to be completed by the applicant to address the impacts of proposed subdivision on natural and historic resources. We strongly encourage the Township to request the applicant to comply with those provisions as it will provide a more comprehensive picture of future use of the land.

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Historic Resources

5. As previously noted, two historic structures as defined by the Township, millers house and a mill, are currently located on the Shryock property. The dwelling was classified as a Class II historic resource with potential to be eligible as a Class I resource when clustered with the historic farmhouse, barn, and springhouse located at 751 Dorlan Mill Road. Class I resources possess significant architectural quality, are representative of a specific mode or style of architecture, are structurally intact, are greater than 50 years of age, and/or are historically significant. At the time of publication, the greatest threat to the millers house was identified as neglect, and the current condition of the dwelling clearly demonstrates that neglect has occurred since the resource was inventoried in 2001. The roof of the dwelling is now compromised, and the structure has not been inhabited for 20 years or more. SLDO § 162-9.H.(5).(a).[2] states that a Historic Resources Impact Statement is required when subdivision or land development plans propose demolition of an historic resource or other features located within 250 feet of an historic resource as identified in the Historic Resources Inventory (Wise Preservation Planning, 2001). We recommend that the Township require the applicant to submit a Historic Resources Impact Statement, and that the Historical Commission provide recommendations regarding the preservation or demolition of the historic millers house.
6. The 2014 Comprehensive Plan includes a list of revised actions from the 2009 Open Space, Recreation and Environmental Resources Plan (OSRER) aimed to protect historic resources within the Township (p.92). The following actions emphasize the need and next steps for future historic preservation:
 - HR 4. Conduct negotiations with owners and purchasers of Class I and Class II historic resources to preserve historic structures and their surrounding landscapes. Assure that sufficient landscape is retained to preserve the context of the historic structure.
 - HR 5. Consider the purchase of cultural and historic resources and/or properties where protection and preservation of the property is a recognized public benefit.
 - HR 7. Negotiate with the owners of the Class I and Class II historic resources to preserve original historic structures and building facades. Where such structures are part of a development plan, utilize the SLDO to require a Historic Resource Impact Study, and utilize the Conditional Use process to place restrictive covenants on building façades and historic structures.

Reference: Lands N/L Shryock Brothers Inc.
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- HR 10. Consider developing new locally-designated historic districts, including Font, Eagle, Byers Station, and possibly Dorlan Mill.

We strongly encourage the Township to work with the applicant to explore options to preserve historic millers house.

7. Use regulations within the LI Zoning District provide provisions for adaptive reuse of historic resources, which will be applicable to historic millers house if the applicant chooses to preserve it. Specifically, § 200-44.M, when authorized as a conditional use by the Board of Supervisors, allows for additional uses, including but not limited to bakeries, retail sales, restaurants, public use, when established on a property designated as a Class I or Class II Historic Resource, where historical buildings shall be adaptively re-used, and where an economic development license has been issued for the purpose of local economic development. Additionally, § 200-44.N allows for adaptive reuse for historic preservation where indicated as use by right within LI Zoning District, which includes manufacture of light industrial products from already prepared materials, manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products, and others. Considering the location of the historic millers house in relation to existing trails and bike networks, community will highly benefit from reusing the historic building for uses that support and encourage recreation in the area and provide additional features at the designated destination site.

We strongly encourage the Township to work with the applicant on potentially repurposing the historic millers house for public use prior to approval of lot line changes and proposed demolition of structure.

Conservation

8. Applicant has requested a waiver from SLDO §162-9.E that provides standards for displaying all significant natural features to evaluate the impact of proposed improvements on those. Subdivision plans note the proposed demolition of structures described above, which might result in some impacts to natural features, specifically all trees or portions of tree masses proposed to be cleared as part of the proposed subdivision, all proposed alterations of the natural grade and compliance with all applicable erosion and sedimentation control standards. We strongly encourage the Township to request the applicant to provide conservation plan elements, including but not limited to limit of disturbance, as proposed by the applicant.

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Recreation

9. Supplemental Regulations of Zoning Ordinance §200-68, Recreational land use, includes standards for recreational land use that will be applicable to reconfigured Lot 2. We recommend the applicant to demonstrate that those provisions are being met.
10. Applicant has requested a waiver from SLDO §162-9.H.(3) requiring impact statements pertaining to recreation. We agree that some of those requirements are not applicable to the project; however, we strongly encourage the Township to request the applicant to provide more details on facilities (if any) that will be proposed in the future and the accessibility of Township residents to subject tract.

Trails

11. The subdivision plans indicate an existing 20' wide trail easement along the proposed lot line extending from Dorlan Mill Road to the northern property boundary, but the plans do not show any connections to nearby trails. The subdivision plans do not note if said easement will be extinguished. We strongly suggest that the Township requests the applicant to include more information regarding the future of that easement and any potential connections to the existing trail network, specifically Brandywine Trail and Marsh Creek State Park Trail networks and/or Struble Trail.

Zoning Districts

12. The existing parcel owned by the Commonwealth (UPI. 32-6-49.1) is located in two (2) zoning districts with eastern portion in R1 Residential and its western portion in LI Zoning District. We strongly encourage the Township to revise zoning districts' boundaries to follow parcel lines to avoid split zoned parcels for ease of zoning administration and enforcement.

In summary, we are in support of this application, and if requested, would be happy to meet with the applicant on site to discuss the items noted in this review letter.

**VII. TOWNSHIP SEWER CONSULTANT
ARRO CONSULTING**

No comments.

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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Reference: Lands N/L Shryock Brothers Inc.
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Upper Uwchlan Township, Chester County, PA

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Based on our review of the application, we would recommend approval of the lot line change plan be considered at this time, contingent upon the applicant addressing the above referenced comments as well as any raised by the Planning Commission and Board of Supervisors.

If you have any questions, please do not hesitate to contact me.

Sincerely,

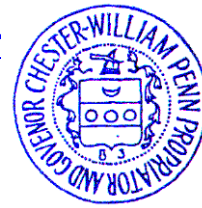
David N Leh

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kevin M. McKenna, Esq., McKenna Snyder LLC (via e-mail only)
Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
G. Mathew Brown, P.E., ARRO Consulting, Inc. (via email only)
David Schlott, P.E., ARRO Consulting, Inc. (via email only)
Shryock Brothers, Inc., Property Owner (via e-mail only)
Jack Stefferud – Natural Lands Trust, Applicant (via e-mail only)
Nick Feola, PE – Bursich Associates (via e-mail only)



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

March 22, 2022

Shanna P. Lodge, Acting Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.
Upper Uwchlan Township - SD-02-22-17113

Dear Ms. Lodge:

A preliminary subdivision plan entitled "Lands N/L Shryock Brothers, Inc.", prepared by Bursich Associates, Inc., dated September 3, 2020 and revised March 2, 2021, was received by this office on March 2, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest side of Dorlan Mill Road
Site Acreage:	6.15 acres
Lots:	2 lots
Proposed Land Use:	Industrial
Municipal Land Use Plan Designation:	Rural/Site Responsive
UPI#:	32-6-49

PROPOSAL:

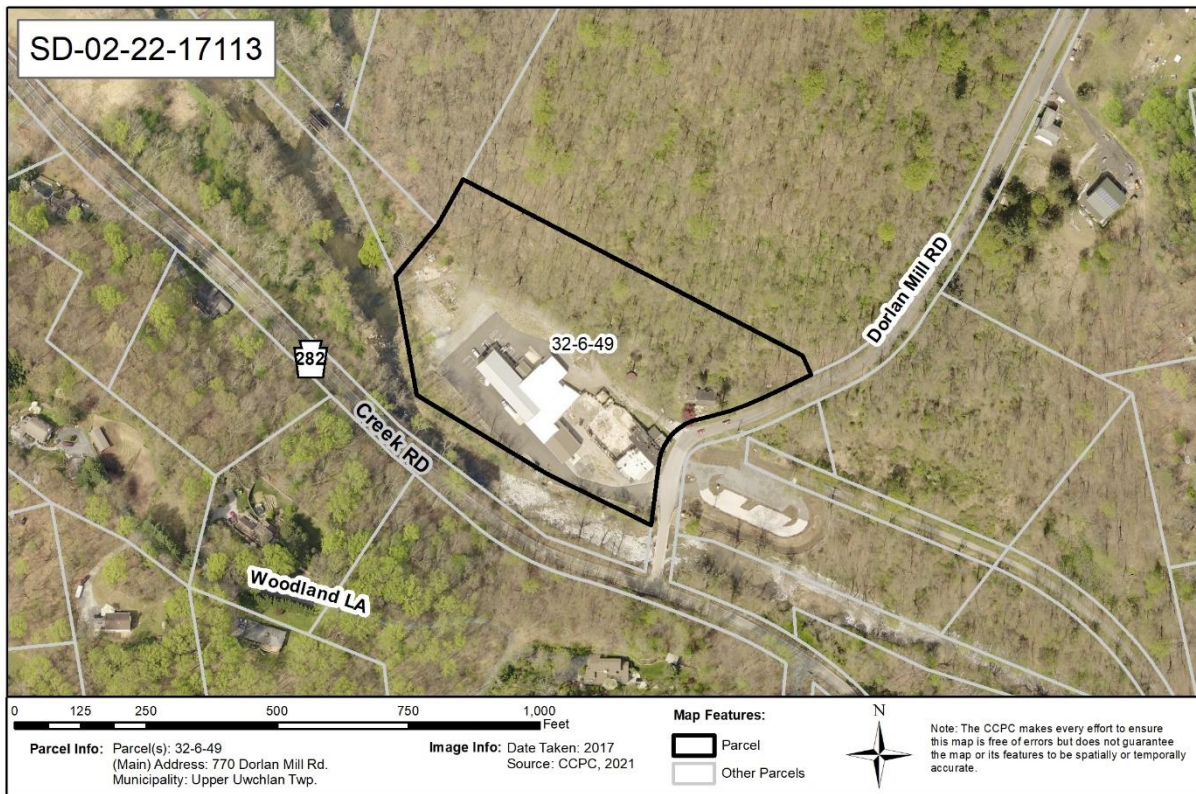
The applicant proposes the creation of two lots; one of which is to be merged with a parcel owned by the Commonwealth of Pennsylvania. The parcel to be merged will not require any water or sewer facilities, and is located in the Upper Uwchlan Township LI Limited Industrial zoning district. The tract contains an industrial facility and a dwelling that is proposed for removal, and no additional development is proposed by this subdivision.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Upper Uwchlan Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

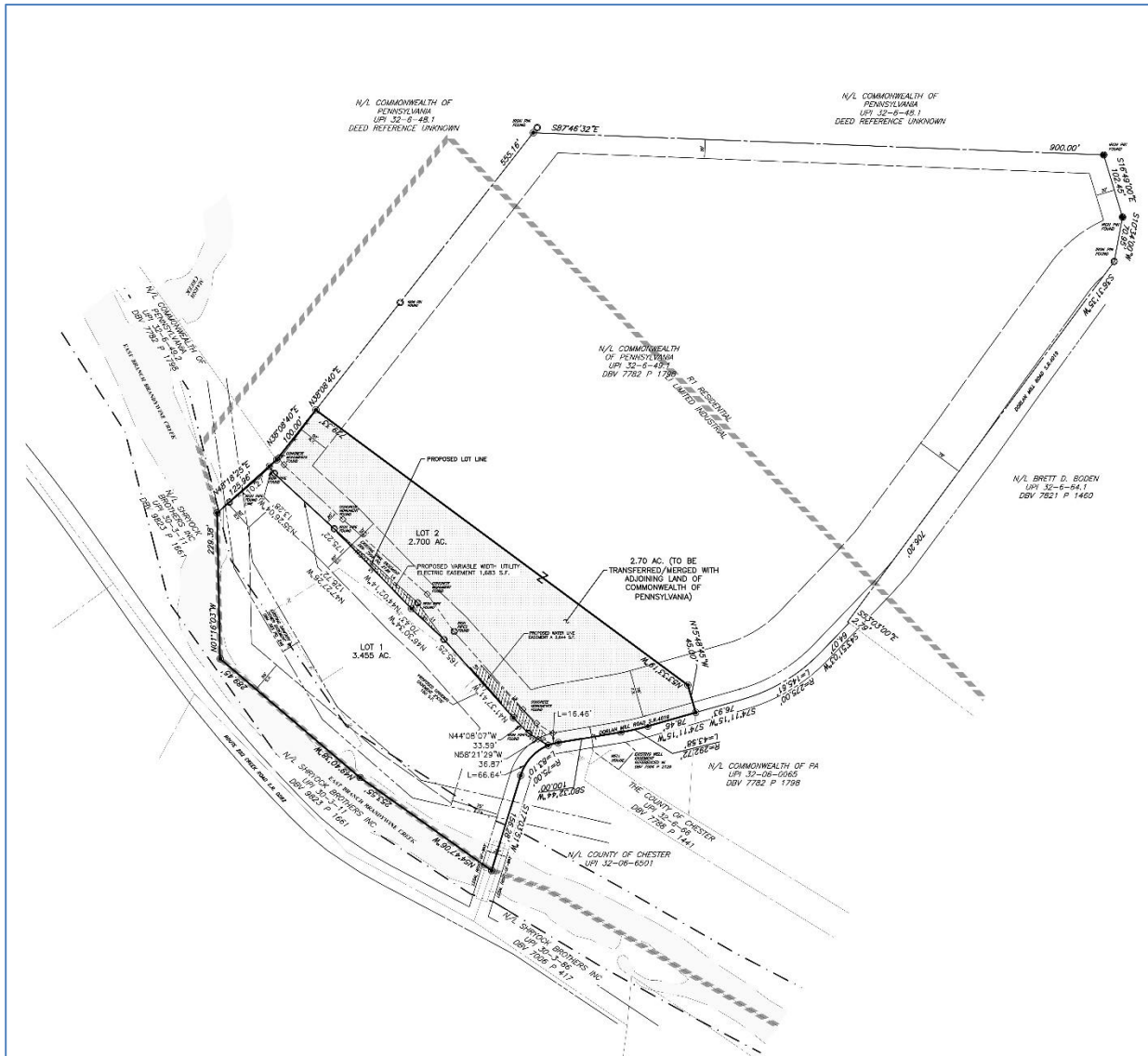
LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



PRIMARY ISSUES:

2. Public trail, electric line and water line easements cross the site. The applicant should provide documentation that the owners of the easements are aware that a plan is proposed for the site, and approve of its design as it relates to the easements. The deeds to the affected lots should reflect the terms of the easements.
3. The plan indicates that it was revised on revised March 2, 2021. The applicant should verify that date.



*Detail of Lands N/L Shryock Brothers, Inc.
Preliminary Subdivision Plan*

ADMINISTRATIVE ISSUES:

4. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.
Upper Uwchlan Township - SD-02-22-17113

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in dark ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: Bursich Associates, Inc.
Natural Lands Trust
Shryock Brothers, NLT
Chester County Department of Parks+Preservation

Upper Uwchlan Township Historical Commission

Dorlans Mill and Natural Lands Trust Land Development Plan Updated Background and Draft Motions

March 28, 2022 Meeting — Prepared by Vivian S. McCardell, Chair Historical Commission

Background

- Natural Lands Trust (NLT) in process of purchasing 2.7 acres of Dorlans Mill property from Shryock Brothers, Inc. to transfer to Commonwealth of Pennsylvania and extend Struble Trail
- NLT's land development plan proposes change in lot line and proposes removal of Dorlans Mill house, water tower and another structure
- NLT requests various waivers, including waiver of historic resource impact statement
- NLT land development plan also notes iron pipes and pins and concrete monuments found on property

Background

- Dorlan's Mill house proposed for removal is on Township's Historic Resource Inventory as historic resource #110 and was built in 1849 by miller James Dorlan per date stone
- It appears an earlier miller's house destroyed by fires with only kitchen surviving
- Original mill believed to have been built by John Evans around 1750, but also destroyed by fire
- Property at one time also included ice house and dam
- James Dorlan is prominent Chester County resident who ran paper mill for 50 years before passing it along to his sons. He was also an inventor, served in State Legislature and was son-in-law of John Dowlin
- House and related mill buildings categorized as Class 2 historic resource
- In 2001, house and mill buildings determined by Robert Wise Consulting (now Richard Grubb & Associates) to contribute to potential Dorlan's Mill National Historic District when combined with historic resource #109 on Tamarack Farm, another miller's house, which would make it Class 1 historic resource
- Unfortunately, house currently appears in bad shape

JAMES M. DORLAN.



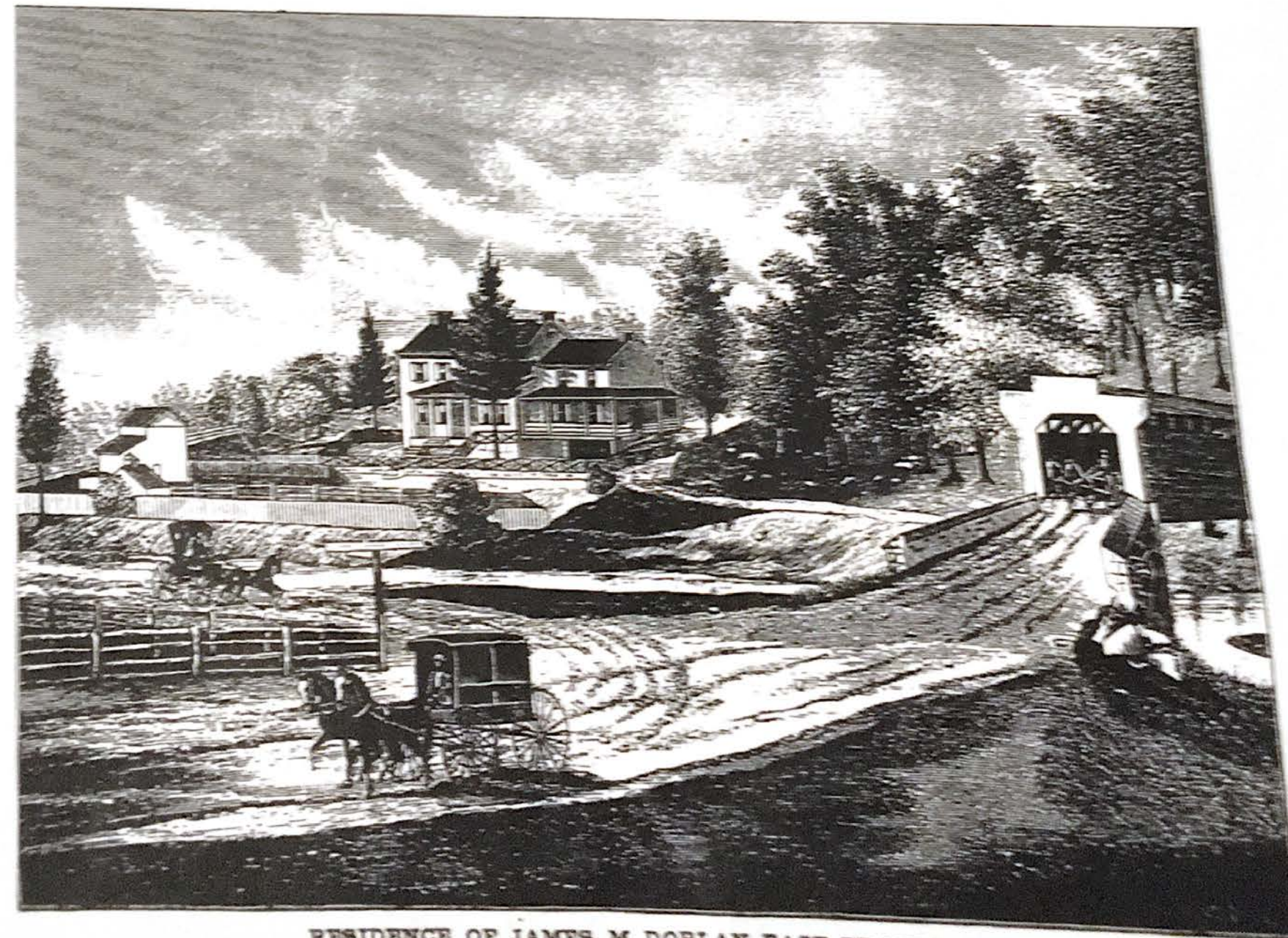
James M Dorlan

The United States government, on June 11, 1872, granted by letters a patent, No. 127,358, for an improvement in "Sizing Paper, &c.," to James M. Dorlan, which most valuable invention has become of great benefit to the world. It consists of a new and useful ingredient (in compounds or compositions of other ingredients) called chloride of lime, bleaching-powder, or bleaching-salts, or its equivalent, or he made use of in any suitable quantities, as and for an improvement in creating or forming a porous or water-proof gum size in paper stock and paper pulp for run pulp-sizing paper of any or all kinds, but more particularly for run-sizing paper stock and paper pulp for making pulp-sized hanging or house-wall and other wall papers of all qualities. Mr. Dorlan was born March 19, 1807, in his county, near Manor meeting-house. He early learned the paper-making trade, beginning in his fourteenth year, and during this time only attended school one month in a year. He served his apprenticeship with Davis & Cooper, and afterwards carried on the mill or Joseph M. Downing, now Gale's mill.

About the year 1832 he purchased the paper-mill on the east branch of the Brandywine, four miles from Downingtown, and now known as Dorlan's mills. When he bought thirty-seven acres of land were

attached, and to this he added nearly two hundred more. This mill, operated successfully by him for about fifty years, found a market for its paper in New York, Philadelphia, and Baltimore. During this time he never was engaged in litigation with his patrons. About fifteen hands were employed to run the mill, which is now operated by his son, Samuel B. He was married in 1828 to Elizabeth Dowlin, to whom were born eleven children. The following are living: Samuel B.; Thomas; John D.; James; Esther Helena, married to Henry L. McConnell, of Philadelphia; and Mary Elizabeth, married to Dr. C. G. Traubler. Mr. Dorlan is of English descent, and was the son of Samuel and Mary (Scott) Dorlan. He started with no capital but his will and industry, and has been eminently successful in the race of life. He was elected justice of the peace, but owing to his extensive business declined to serve.

In 1851 he was elected from Chester County a representative in the Legislature, and served a full term. Is a member of the Presbyterian Church, and is highly respected in the community. His invention and patent to make paper impervious to water, to which he devoted much time and money, has given him celebrity, and made his name widely known.



RESIDENCE OF JAMES M. DORLAN, EAST BRANDYWINE



ADRIAN'S MILLS WAYNESBURG BRANCH PRR EAST BRANDYWINE.

Issue: Alternatives to Preserve Dorlan's Mill House?

- SALDO Ordinances and Zoning Ordinance Pulled in by Section 200-108
 - Section 162-44A provides:
 - Development and design standards apply to all subdivisions and land development and are intended as minimums
 - If applicant clearly shows to satisfaction of Board because of peculiar physical conditions, literal enforcement would cause undue hardship, variations may be permitted as are reasonable and consistent with purpose and intent and shall represent least change from standard
 - Section 162-55A provides:
 - Consideration shall be shown for protection of all natural and historic features which if preserved will add attractiveness and value to developed areas
 - Provisions may be waived or modified if applicant shows to satisfaction of Township that strict adherence will render lot unusable or unsuitable for development or alternative designs achieve similar conservation objectives
 - Section 162-55G provides that historic features and other related points of interest shall be preserved and maintained

Issue: Alternatives to Preserve Dorlan's Mill House?

- Under SALDO Ordinances (and Zoning Ordinance pulled in by Section 200-108), Dorlan's Mill house is protected historic resource
- Dorlan's Mill house and site is significant historic resource given its association with prominent Chester County resident, James Dorlan, and history of County's paper mills and its recognition in Futhey and Cope's iconic 1881 History of Chester County
- Since house has been neglected and appears to be in bad shape, is it possible to restore house and incorporate into Struble Train complex design through adaptive reuse?
 - Restaurant? Similar to Valley Green in Philadelphia's Fairmount Park?
 - Ice cream/coffee shop?
 - Museum?
 - Rest stop?

Issue: Alternatives to Preserve Dorlan's Mill House?

- Has structural review been done on house?
- Cost to restore?
- Would grants be available to restore the house and site?
- If not possible to preserve entire house, would it be possible to preserve parts of house? Ruins?
- Placement of signs to interpret site in any event

Issue: Waiver of Historic Resource Impact Statement Appropriate?

- Unless waived, historic resource impact statement required when any action listed below proposed within 250 feet of historic resource as identified in document entitled “Historic Resources Inventory: Upper Uwchlan Township, Chester County, Pennsylvania (Wise Preservation Planning, 2001).”
- Actions requiring historic resource impact statement include
 - Subdivision or land development plans which lead to new construction of buildings, structures, roads, driveways, parking area, etc.
 - Subdivision or land development plans which propose adaptive reuse or demolition of historic resources as identified in this chapter
 - General bridge or road construction or substantial repair
 - Other land development, land disturbances, or exterior structural alteration
 - Any conditional use application
 - Any planned residential development application
 - Any special exception or zoning variance request

Issue: Waiver of Historic Resource Impact Statement Appropriate?

- Since Dorlans Mill house is on Township's Historic Resource Inventory as historic resource #110 and NLT proposes its removal/demolition, historic resource impact statement is required, unless waived if determined not applicable
- If all or part of house is to be demolished or adaptively reused historic resource impact statement would appear applicable. Thoughts?

Draft Motions for March 28, 2022 HC Meeting

Background:

- Natural Land Trust (NLT) has submitted a conditional use application and land development plan that proposes to remove the Dorlan's Mill house, water tower, garage and stone walls in connection with transferring the site to Chester County to become part of Marsh Creek Park and extend the Struble Trail.
- NLT has also requested for a waiver of the historic resource impact statement required under Township ordinance Section 162-9H(5) that is triggered by subdivision or land development plans that propose adaptive reuse or demolition of certain historic resources and by any conditional use application proposing actions relating to certain historic resources.
- The Dorlan's Mill house and site are significant historic resources on the Township's Historic Resource Inventory associated with prominent Chester County and Township resident, James Dorlan, and associated with the history of Chester County's and the Township's paper mills. The house and site are also recognized in Futhey and Cope's iconic 1881 *History of Chester County* (see excerpts attached).
- The Dorlan's Mill house appears to have fallen into some disrepair over the years.
- The Dorlan's Mill house and site are historic resources protected under Township ordinance Sections 162-44A, 55A and 55G and historic resources that trigger an historic resource impact statement under Township ordinance Section 162-H(5).

Recommendations:

- Condition approval of NLT's conditional use application and land development plan on NLT taking all actions to preserve the Dorlan's Mill house and other site features and incorporating them into the Marsh Creek/Struble Trail complex, including, but not limited to, the following actions:
 - Conduct study on adaptive reuse as restaurant, ice cream/coffee shop, museum, rest stop, etc.
 - Structural review of house by qualified expert and costs to restore and preserve
 - Determine availability of grants to restore house and site
 - If not possible to preserve entire house, conduct study to determine preservation of parts of house or ruins
 - Place interpretative signs at site
- Do not waive the historic resource impact statement



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 10, 2022
7:00 p.m.
Minutes
Draft

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

In attendance:

Sally Winterton, Chair; Chad Adams, Jim Dewees, Ravi Mayreddy, Jim Shrimp

Mary Lou Lowrie, P.E. – Gilmore & Associates
Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Stephen Fean, Jeff Smith, Joe Stoyack

Sally Winterton called the meeting to order at 7:05 p.m. and advised that we'd go slightly out of agenda order and start with the approval of the minutes. There were 2 citizens in attendance.

Approval of Minutes

Sally Winterton thanked Jim Dewees for taking the minutes at the February meeting. Jim Dewees moved, seconded by Chad Adams, to approve as presented the minutes of the February 10, 2022 Planning Commission meeting. The motion carried unanimously.

11 Senn Drive Revised Land Development Plan

Rich Vishneski, Project Manager with DL Howell, represented 11 Senn Drive. The Applicant (S&T Realty Holdings) proposes a gravel area to store landscaping materials and the equipment to move such materials. This is a wholesale business, not retail. Responding to the consultants' comments, the Plan was revised February 23, 2022. Mr. Vishneski reviewed the consultants' comments of the revised Plan, dated March 9, 2022. He advised that the Applicant will comply with all outstanding items in the March 9 letter. The existing lighting is sufficient for the use and will be extinguished prior to 11:00 PM. The Applicant requested 2 waivers: 1. consider the Plan as Preliminary/Final; 2. To not require the parking area to be curbed.

Jim Dewees moved, seconded by Jim Shrimp, to recommend to the Board of Supervisors that the Preliminary/Final Plan be approved and that both waivers be granted, subject to compliance with all of the consultants' comments in the March 9, 2022 review letter. The motion carried unanimously.

Sally Winterton announced that the next scheduled meeting date is April 14, 2022. She also announced that a work session was held at 6:00 p.m. this evening to review ordinances for potential amendment.

Open Session

Gwen Jonik noted the Natural Lands Trust conditional use hearing and the County's Struble Trail Extension conditional use hearing are tentatively scheduled for April 18, 2022.

Sally Winterton noted the Township's Block Party is scheduled to be held this year - mark your calendars for Saturday, June 18, 2022 – and the Police Department will hold the Junior Police Academy in June.

Adjournment

Jim Dewees moved to adjourn at 7:17 p.m. Chad Adams seconded. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary