



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP

August 9, 2022
4:00 p.m.

AGENDA

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

- 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
 - D. An Executive Session was held July 18, 2022 re: personnel
- II. Outdoor Dining Ordinance Amendment – introduction
- III. Recycling Process & Marketing Contract Participation ~ consider renewal
- IV. Historic Structures Report – Dorlan Mill Miller's House - consider approving proposal
- V. Glenmoore Fire Company
 - consider approving \$50,000 request toward new fire truck
- VI. East Brandywine Fire Company
 - consider approving \$25,000 request toward new building
- VII. Human Resources Employee Handbook and Policies ~ Discuss Updates
- VIII. Byers Station Parcel 5C Lot 2B Commercial revised Final PRD Plan
 - review revised Plan, consultants' and Planning Commission's comments
- IX. Open Session
- X. Adjournment

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE, AS AMENDED, TITLED "ZONING", BY AMENDING THE DEFINITION OF "DRIVE-THROUGH RESTAURANT" AND "RESTAURANT" IN SECTION 200-7; AMENDING SECTION 200-33.A(1) TO REMOVE THE PROHIBITION OF WALK UP ATM MACHINES AT A BANK IN THE C-1 DISTRICT; SECTION 200-33.A BY ADDING A NEW SUBPARAGRAPH (7) TO ALLOW A RESTAURANT WITHOUT A DRIVE-THROUGH IN THE C-1 DISTRICT AS A BY RIGHT USE; TO AMEND THE LANGUAGE IN SECTION 200-33.B(4) RELATED TO BANKS WITH DRIVE THROUGH SERVICE IN THE C-1 DISTRICT; TO DELETE SECTION 200-33.B(8); TO SUBSTITUTE THE TERM RESTAURANT FOR EATING AND DRINKING ESTABLISHMENT IN SECTION 200-39.A(3); TO ADD A NEW SECTION 200-72.2 TITLED "OUTDOOR DINING" TO ADOPT REGULATIONS FOR OUTDOOR DINING; AND SECTION 200-73.H TO SUBSTITUTE THE TERM RESTAURANT FOR EATING AND DRINKING ESTABLISHMENT.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, that Chapter 200 of the Upper Uwchlan Zoning Code, entitled, "Zoning", as amended, shall be amended as follows:

SECTION 1. The definition of "Drive Through Restaurant" in Section 200-7 shall be amended as follows:

"DRIVE-THROUGH RESTAURANT- ~~A restaurant, or section thereof, which is designed to allow for the serving and pick-up of food, without leaving the vehicle, for off-premises consumption. A building or portion thereof where food and/or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the building, where service to customers is either through an exterior window in the establishment or directly to parked vehicles on the premises".~~

SECTION 2. The definition of “Restaurant” in Section 200-7 shall be amended as follows:

~~“RESTAURANT—A place of business serving food and beverage prepared for consumption within a building, and providing table or sit-down service only, but not including outdoor counter service or curb service. The inside tables must seat comfortably a total of not less than 25 people. A retail establishment furnishing food and beverages to the public for consumption on the premises or for consumption off the premises, or both. Restaurants may be further classified as a “Drive-Through Restaurant”.~~

SECTION 3. Section 200-33.A(1) shall be amended as follows:

“(1) Business or professional office, bank or other financial institution, provided that no drive-through, ~~outside walk-up ATM or other outside service~~ shall be permitted by right.”

SECTION 4. Section 200-33.A shall be amended by adding a new subparagraph (7) which shall provide as follows:

“(7) Restaurant provided it is not a Drive-Through Restaurant.”

SECTION 5. Section 200-33.B(4) shall be amended to state as follows:

(4) Bank or other financial institution with drive-through and/or, walk-up ATM ~~or other outside service, provided that such service shall not be permitted within direct view from any dedicated public street.~~

SECTION 6. Section 200-33.B(8) shall be deleted.

SECTION 7. Section 200-39.A(3) shall be revised to state as follows:

“(3) ~~Eating of drinking establishment~~ Restaurant, confectionery shop, bakery, or other place serving food or beverages.”

SECTION 8. A new Section 200-72.2 shall be adopted which shall provide as follows:

§ 200-72.2. Outdoor Dining. Outdoor dining may be permitted as an accessory use to a restaurant in the C-1 and C-3 Zoning Districts subject to the following criteria:

A. An area which is on the sidewalk, patio or deck which directly abuts the restaurant may be used for the purpose of furnishing food and beverages outside to the patrons of the restaurant.

Commented [KC1]: Do we want to prohibit all drive throughs in C-3? At banks and restaurants? If yes we should make that clear.

B. The outdoor dining area must be a minimum of 25 feet from any boundary of a lot used for a residential use or zoned residential. The outdoor dining area must be a minimum of 10 feet from any lot used for a commercial use or zoned commercial.

C. The outdoor dining area must be separated from all parking areas, streets or driveways by a barrier which is at least four feet in height and no higher than six feet in height. The barrier must prevent patrons of the restaurant from exiting directly onto the parking area, street or driveway adjacent to the outdoor dining area and instead must require the patrons of the restaurant to exit the outdoor dining area in a safe manner, either onto a sidewalk or through another means of ingress and egress which is approved by the Township. The barrier may be a fence, wall, or another suitable barrier approved by the Township which will prevent a hazardous condition and protect the health and safety of the outdoor diners from vehicular traffic on adjacent parking areas, streets or driveways.

D. The area used for outdoor dining must not block any off street parking, access driveways, accessible walkways, fire lanes or loading areas.

E. Prior to serving food or beverages outdoors, the restaurant must obtain all necessary permits from all governmental and municipal agencies having jurisdiction, including but not limited to the Chester County Health Department and Liquor Control Board.

F. If entertainment is provided in the outdoor dining area, any amplified sound must meet the Township noise regulations and cease by 9:00 p.m. on weekdays and 10:00 p.m. on weekends.

G. The applicant must demonstrate that there is sufficient off-street parking for the area used for outdoor dining based on the requirements in Section 200-73.H.

H. The applicant must demonstrate that by adding additional seating outdoors, they have sufficient sewer capacity.

I. The restaurant shall stop serving customers on or before 10:00 p.m., prevailing time, and clear all tables of food, beverages and customers on or before 11:00 p.m., prevailing time."

SECTION 9. Section 200-73.H shall be amended by amending the reference to "Eating and drinking establishment" to be "Restaurant and Drive-Through Restaurant."

SECTION 10. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have

been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 11. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 12. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2022.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Sandy M. D'Amico, Chair

Jenn F. Baxter, Vice-Chair

Andy Durkin, Member



UPPER UWCHLAN TOWNSHIP MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors
Tony Scheivert, Township Manager

FROM: Shanna Lodge, Assistant Township Manager

SUBJECT: 2022 Process and Marketing Contract for Recyclables

DATE: August 4, 2022

Upper Uwchlan Township has been a member municipality of Chester County's Process and Marketing Service Contract for Recyclables for well over a decade. This inter-municipal agreement allows for municipalities to join a county contract for the processing and sale of recyclable commodities. The current contract will end on September 24, 2022. Chester County opened bids for a new contract on July 20, 2022. There was one bidder – J.P. Mascaro and Sons. The County is expected to accept this bid at their upcoming meeting on August 17. The contract will be for one year, with three (3) one-year options to extend the contract. This is the same contractor that has had the contract for the last four years. The delivery location will remain the Total Recycle facility in Birdsboro.

The bid for single stream materials was \$44.95/ton. While this is the base bid amount, the Chester County Process and Marketing contract operates as a cost-share/benefit-share agreement based upon regional market prices for recyclables. These are calculated monthly. Over the past year, the Township has received a rebate, rather than paying a tipping fee, for the materials based upon this formula. Please see the cost analysis on the following page for details. As you will see, even at its highest, the tipping fee for recyclables is less than the tipping fee for municipal solid waste. The market value for the commodities is unpredictable and may trend downward in the next 12 months, which would increase the cost to municipalities. Nonetheless, given the administrative ease of participating in the contract, the recent rebates, and historic benefit, I contend that continued participation is prudent.

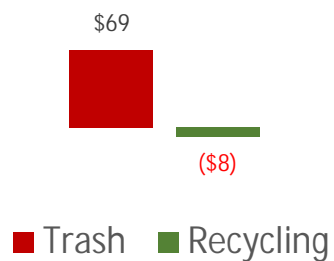
I respectfully recommend that the Board approve Upper Uwchlan Township's continued participation in this contract for 2022.

Process and Marketing Contract Cost Analysis

2022 P&M Monthly Pricing

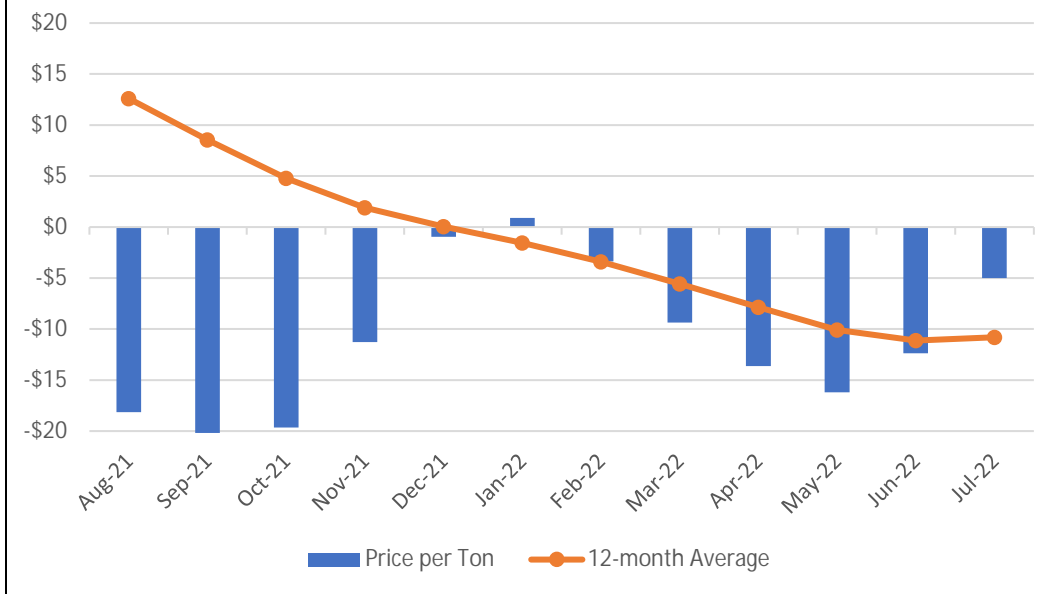
Jan-22	\$0.89
Feb-22	-\$3.36
Mar-22	-\$9.36
Apr-22	-\$13.64
May-22	-\$16.21
Jun-22	-\$12.36
Jul-22	-\$4.99

**2022 Cost of Disposal
Tipping Fee per Ton**



2021/2022 Processing and Marketing Fees

paid by (+) / refunded to (-) the Township per ton of materials delivered





RICHARD GRUBB & ASSOCIATES
Historic Architecture • Archaeology • Historical Research

259 Prospect Plains Road | Building D | Cranbury, New Jersey 08512 | 609-655-0692 | www.rgaincorporated.com

August 1, 2022

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

Re: Revised Proposal for Summary Historic Structures Report, Dorlan's Mill Owner's House, Upper Uwchlan Township, Chester County, Pennsylvania

Dear Mr. Scheivert:

Richard Grubb & Associates, Inc. (RGA) is pleased to submit this revised proposal to prepare a summary Historic Structures Report (HSR) for the former Dorlan's Mill owner's house on Dorlans Mill Road in Upper Uwchlan Township. The building may be demolished or reduced to a stabilized ruin. The purpose of the HSR is to create a lasting record of the building by professionally documenting its architectural components. The Dorlan's Mill complex was previously researched and additional research may not be necessary. All information obtained for this report will be documented in the property's existing Historic Resource Survey Form.

Note: Revised proposal removes RGA drone activity and associated cost, and states the building will not be entered unless authorized by Upper Uwchlan Township.

Summary HSR

As discussed, the township would like a brief report documenting the architectural components of the house. To that end we are calling this a Summary HSR which will provide a briefer description of the resource than normally found in a more comprehensive HSR. The final product will provide an understanding of the building, including its structural composition, floorplan, architectural details, and condition. The project will involve the following scope of work:

- Site visit conducted by Senior Historian Seth Hinshaw, who is familiar with the building and history of Dorlan's Mill.
- Photo Documentation of exterior elevations and architectural details. All photos used for the report will be annotated.

ADDITIONAL OFFICES | Pennsylvania | New York | North Carolina | Maryland | Tennessee

DBE/WBE/SBE CERTIFIED

- Measured drawings, showing room and hall layout, camera locations and angles.
- Site plan or aerial photograph with camera locations and angles.
- Physical description of all building components keyed to photographs.
- Observable conditions assessment (not based on structural engineer or architect).
- Updated Historic Resource Survey Form: all photographs and narrative will be placed in the existing Historic Resource Survey Form for the property; the form will be updated where necessary.

Cost & Schedule

RGA proposes to provide the services outlined above for a fee of \$4,798.00. The project will begin upon notice to proceed and will take approximately four (4) weeks to complete. RGA understands that the building is in a deteriorated state and not all parts of the building may be accessible. If possible, the township police department drone will be employed for documentation, with hopes it can successfully access otherwise inaccessible areas. RGA personnel will wear appropriate attire including hardhats. RGA requests that the west section of the building be made accessible visual and drone purposes. RGA staff will not enter the building unless authorized by Upper Uwchlan Township officials.

Thank you for the opportunity to submit this proposal. Please contact Robert Wise at rwise@rgaincorporated.com or 610-585-3598 (cell) with any questions. If you wish to proceed, please sign the authorization below. We look forward to assisting you.

Very truly yours,

A handwritten signature in blue ink that reads "Alice Domm". The signature is fluid and cursive, with the first name "Alice" and the last name "Domm" clearly legible.

Alice Domm
Chief Executive Officer/President

AD:rjw

This proposal has been approved and accepted by:

Signature of Authorized Representative

Printed Name of Authorized Representative

Date of Approval/Acceptance

From: Byron Nickerson <bnickerson@upperuwchlan-pa.gov>
Sent: Thursday, May 19, 2022 10:18 AM
To: Tony Scheivert <tscheivert@upperuwchlan-pa.gov>
Cc: Jamie Goncharoff <JGoncharoff@upperuwchlan-pa.gov>; Kevin Cook
Subject: Glenmoore Fire Company - new vehicle

Good morning, Tony.

During our May meeting the EMPC discussed our recent visit to the Glenmoore Fire Company (GFC) facility and their request for financial assistance with the purchase of a new fire truck. In considering GFC's request, we took into consideration the donation amounts that Upper Uwchlan made to Lionville Fire Company (\$150K – tower truck in 2021), Ludwigs Fire Company (\$150K – pumper tanker in 2021) and East Brandywine Fire Company (\$25K – generator in 2021).

East Brandywine and GFC both have impressive capabilities, performance histories and staffing programs and respond to about the same number of fires in the township. However, GFC's donation request is for a piece of firefighting apparatus that will physically respond to fires in our township while East Brandywine's request was for a fixed piece of equipment that is of no direct support to the township. Due to the nature of GFC's donation request, the EMPC unanimously agreed to recommend a donation of \$50K to GFC.

Please contact me if you have any questions or comments regarding this matter.

Best Regards,

Byron Nickerson

EMC, Upper Uwchlan Township
Chair, Emergency Management Planning Commission
140 Pottstown Pike
Chester Springs, PA 19425

P: 610.412-6420
C: 484.650.0295



POTTSVILLE PIKE
(AKA PENNSYLVANIA STATE HIGHWAY ROUTE 100)
(VARIABLE WIDTH ROW)
(SIGNAL BARRIERS)

APPROX. LOC. OF
U.S. WATER LINE
(NOT FIELD VERIFIED)

APPROX. LOCATION OF
ACCESS EASEMENT

UNIFORM PARCEL IDENTIFIER: 32-4-1090.1



DRAWING LEGEND

EXISTING FEATURES

- PROPERTY BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- LEGAL RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- ACCESS / UTILITY EASEMENT
- EXISTING STREAM LINE
- RIPARIAN BUFFER LINE
- BUILDING
- RETAINING WALL
- CONCRETE CURB
- FLUSH CURB
- FENCE
- GUIDE RAIL
- TREELINE
- CONCRETE MONUMENT AND IRON PIN
- SIGN
- AREA LIGHT
- UTILITY POLE W/ LIGHT
- FIRE HYDRANT
- UTILITY POLE
- TREE

DRAWING LEGEND

PROPOSED FEATURES

- BUILDING
- RETAINING WALL
- CONCRETE CURB
- FLUSH CURB
- PRIVACY FENCE
- POST & RAIL FENCE
- GUIDE RAIL
- ACCESSIBLE SYMBOL
- CROSSWALK
- CONCRETE SIDEWALK
- ADA CURB RAMP
- BOLLARD
- PARKING COUNTER
- TREELINE
- TRAFFIC SIGN
- AREA LIGHT
- DRAINAGE INLET
- MANHOLE
- ENDWALL
- RIPRAP
- CLEANOUT
- FIRE HYDRANT
- UTILITY POLE
- CONCRETE MONUMENT & IRON PIN
- DESIGNATED OFF PEAK LOADING AREA (HATCHING SHOWN FOR REFERENCE ONLY, NOT TO BE STRIPED)

SIGNAGE SYMBOL LEGEND

- (A) 'STOP' SIGN (R1-1)
- (B) 'DO NOT ENTER' SIGN (R5-1)
- (C) 'RESERVED PARKING' SIGN (R7-8) & 'RESERVED PARKING PENALTIES' SIGN (R7-8F)
- (D) 'RESERVED PARKING' SIGN (R7-8) & 'RESERVED PARKING PENALTIES' SIGN (R7-8F) & 'VAN ACCESSIBLE' SIGN (R7-8B)
- (E) PEDESTRIAN CROSSING SIGN (W11-2) & DOWNWARD POINTING ARROW (W16-7P)
- (F) RIGHT TURN ONLY SIGN (R3-5R)
- (G) 'TO ROUTE 100 NORTHBOUND ONLY' SIGN (W15-1, M4-5)
- (H) 'DESIGNATED OFF PEAK LOADING AREA' SIGN
- (I) 'STREET NAME' SIGN (D3-1)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	05/25/2022	REV. PER TOWNSHIP COMMENTS	LGU
2	07/08/2022	REV. PER NPDES MINOR MOD	MJB
3		DRAFT	JRK



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PROJECT No.: PC211160
DRAWN BY: J.R.K.
CHECKED BY: J.R.K.
DATE: 03/15/2022
CAD ID: PC211160-LDVP-3A

**AMENDED
FINAL PRD PLANS**
FOR
**PROSPERITY PROPERTY
INVESTMENTS, LLC**
"FINAL PLAN FOR LOT 2B OF
PARCEL 5C"
PROPOSED COMMERCIAL
DEVELOPMENT
GRAPHITE MINE ROAD &
STATION BOULEVARD
UPPER UCHLAN TOWNSHIP
CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BOHLER

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J.R. KORCZAK

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE074279
NEW JERSEY LICENSE No. 2460E4715400

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

DRAFT



July 6, 2022

File No. 03-0434.07

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

Reference: Parcel 5C (Byers Station) – Lot 2B
Amended Final PRD Plans – Second Review
Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents from Bohler Engineering, unless otherwise noted:

- Plan set consisting of thirty-seven (37) sheets titled “Byers Station Amended Final PRD Plans – Final Plan for Lot 2B of Parcel 5C” dated March 15, 2022, last revised May 25, 2022.
- Report titled “General Project Description and Stormwater Management Calculations” dated March 25, 2019, last revised March 15, 2022, last revised May 25, 2022.
- ALTA/NSPS Land Title Survey prepared by Control Point Associates, Inc. dated December 22, 2021, last revised March 8, 2022.
- Preliminary Report of Geotechnical Investigation, Byers Station, 5C, Prepared by Earth Engineering Inc., dated October 30, 2015.
- AQUA Pennsylvania Test Flow Dated July 21, 2016.
- Proposed building elevations prepared by JAM Architects, dated May 12, 2022.
- Byers Station - Parking Analysis, prepared by TPD, dated March 30, 2022.
- Response letter from Bohler Engineering, dated May 25, 2022.
- Amendment to Easement and Covenant Agreement, recorded May 19, 2022.

184 West Main Street | Suite 300 | Trappe, PA 19426 | Phone: 610-489-4949 | Fax: 610-489-8447

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
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G&A, as well as the other Township Consultants, have completed our first review of the above referenced Amended Final Plans for compliance with the Conditions of Tentative Approval Byers Station PRD, Township Zoning Ordinance, Subdivision and Land Development Ordinance, as well as the Stormwater Management Ordinance, and wish to submit the following comments for consideration.

I. OVERVIEW

The subject parcel is located at the northeastern corner of the intersection of Station Boulevard and Pottstown Pike. The tract is approximately 29.8 acres in size and is located in the R-4 Residential District and C-1 Village District, being developed under the Planned Residential Development Option as set forth in the Byers Station conditions of tentative approval. The parcel was subdivided into three lots; Lot 1, Lot 2A, and Lot 2B. Lots 1 and 2A consisting of 16.353 acres and 9.468 acres respectively, are currently under residential construction. This application is for Lot 2B which is 3.971 acres in size and is proposed to be developed as follows:

- 10,500 SF Day Care Facility
- 13,200 SF Retail Space
- 1,820 SF Drive-Thru Restaurant

The associated parking to support the uses will also be provided. Stormwater management will be handled via two (2) bioretention basins along the eastern ends of the property which have already been constructed during the previous phases of the project.

II. CONDITIONS OF TENTATIVE APPROVAL BYERS STATION PRD

1. *Paragraph B.3.(f). requires a break in the façade after a maximum length of 150'; the proposed day care center does not appear to comply with this requirement.*

The specific condition states “*Building mass shall be broken through façade offsets of at least 10 feet or roofline changes, with maximum single façade length of 150’;*” The applicant is attempting to address this condition through the use of awnings rather than true offsets in the foundation. **The Planning Commission should review and determine if this meets the spirit of this condition.**

2. *The plans should be revised to give an indication of the proposed signage to confirm compliance with paragraph B.3.(l).*

The applicant indicates in their response letter they intend to combined the permitted square footage of signage for their 3 roadway frontages to erect a single 48 square foot

ground sign. **The Applicant should review this matter with the Township Zoning Office to confirm this is permissible.**

III. ZONING ORDINANCE REVIEW

1. §200-74.B., §200-73.B(2)(b) and §200-76.A(1). – Clarify where off-street loading and unloading is proposed.

The applicant indicates in their response letter areas were delineated on Sheet C-301 indicating where loading / unloading would occur. However, these areas do not appear to have been shown. Please revise the plans to indicate these areas.

IV. SUBDIVISION AND LAND DEVELOPMENT REVIEW

1. §162-9.2(a)[7]. – Provide bearings and distances for the proposed variable width driveway cross access easement and a legal description.

The applicant indicates in their response letter the bearings and distances have been provided, however, we were unable to locate. Nor was a legal description provided. Future submissions should include this information.

2. §162-40.D – Street name signs shall be installed at all street intersections. If the proposed access to Pottstown Pike is to be considered an extension of Iris Lane, street signs should be provided indicating same.

Street name signs shall be provided at the access roads intersection with both Pottstown Pike as well as Begonia Lane.

V. STORMWATER MANAGEMENT ORDINANCE REVIEW

The applicant has submitted an addendum to the initial stormwater management report which documents that the development of Lot 2B does not alter the stormwater management design for the original drainage area. Additionally, the previously approved stormwater design included 103,038 square feet of impervious cover for Lot 2B, whereas the amended plans propose 97,075 square feet of imperious cover. This reduction in impervious cover will result in a less runoff and therefore, no basin modifications are necessary.

There is an active NPDES permit for the site. The plans indicate an “Area of 2022 Minor Amendment Disturbance = 3.96 Ac.” Please confirm whether or not the referenced amendment to the NPDES permit has been submitted to the Conservation District.

The applicant indicates in their response letter a preapplication meeting has been scheduled with the Chester County Conservation District and it is anticipated a “Minor Amendment” will be all that is required. The Applicant should keep the Township apprised of the approval status of this matter.

VI. GENERAL COMMENTS

1. *Inlet 217 (Installed previously; not labeled on the plan) should be indicated to be removed as it will be in conflict with the proposed grading.*

This comment has been adequately addressed. **However, there is also an existing inlet in the vicinity of proposed inlet 515 which should also be indicated to be removed on the demolition plan.**

2. **The proposed retaining wall along Pottstown Pike is in close proximity to the existing sanitary main. At a minimum, if the proposed wall is intended to be a unit masonry wall, there will certainly be conflicts between the tiebacks and the sanitary. A detail should be provided indicating the proposed wall and associated fencing construction as well as any required tiebacks.**

VII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

1. As indicated in General Note 41 on Sheet C-102, the applicant is responsible to complete a traffic count at the intersection of Graphite Mine Road and Station Boulevard after construction and full-occupancy of Lot 2B to determine the need for left-turn phasing, and if needed, the applicant will modify the traffic signal to add the left-turn phase. The applicant should contact the Township and our office prior to completing the traffic count to determine the scope of the left-turn phasing evaluation.
2. ZO Section 200-73.F – The plan does not meet the parking supply requirements for the specific land uses contained in Section II.J Parking of the Conditions of Tentative Approval; however, Subsection II.J.8 reads: “At the discretion of the Board of Supervisors, a reduction in the sum total of the required parking is permitted if there are efficiencies derived by shared parking for uses which have complementary peak demands. The Applicant will submit parking generation data based on current and accepted methodology, such as that published by the Urban Land Institute, or from actual parking studies for the review and approval by the Board of Supervisors.” Therefore, there is an option in the conditions of approval that allow for the parking to be calculated alternatively using other data sources, which is the approach the applicant is

using with this proposal. The plan proposes 131 parking spaces, including 15 parking spaces in the immediate vicinity of the fast-food restaurant. Based on the results of the submitted shared parking analysis, the total combined peak parking demand for the mix of uses on the site is 93 parking spaces, which is less than the 130 proposed parking spaces, and therefore, the proposed parking supply is sufficient overall. Since there are only 15 parking spaces in the immediate vicinity of the fast-foot restaurant, we recommend a pedestrian connection between the main parking area to the south of the east/west access drive and the fast-foot building. In addition, the parking study recommends the fast-food restaurant employees should park in the larger parking lot south of the east/west access drive to allow the 15 parking spaces in the vicinity of restaurant to be available for customers.

3. The sidewalk proposed on the southwest corner of the Begonia Drive / East/West Drive Aisle intersection provides an indirect connection to the existing sidewalk on the west side of Begonia Drive. This may result in pedestrians cutting the corner to avoid the longer walking route proposed by the current proposed sidewalk alignment. This newly proposed section of sidewalk should be realigned to follow a more direct route along the curbline. This would require reconstruction of the curb ramp on the southwest corner of the intersection. It is noted that based on the information provided on the plans, this ramp may not have been constructed based on the approved design, since the DWS for this ramp does not appear to be curved as proposed in the original design. This should be corrected as part of the redesign.
4. Since only 15 parking spaces are provided in the vicinity of the proposed fast-food restaurant, it is likely that employees and patrons of the restaurant will park in the larger parking lot on the south side of the east/west access drive and walk to the restaurant. The applicant's engineer indicates concern for the safety of pedestrians crossing the east/west access aisle. As an alternative, the applicant proposes that pedestrians should cross the east/west access aisle at its intersection with Begonia Drive. However, since vehicle traffic approaching this midblock driveway location will either be turning from Route 100 or Begonia Drive at lower speeds, and since any pedestrian crossing of the east/west access aisle would provide adequate signing and striping to enhance pedestrian safety, we continue to support a pedestrian crossing of the east/west access drive at the internal driveway intersection, including ADA compliant pedestrian curb ramps, a crosswalk, advance pedestrian warning signing, and verification of sight distances.
5. The plans designate two off-peak loading areas within the southern parking lot, which each take up eight parking spaces (for a total of 16 parking spaces designated for off-peak loading). The plans propose signing in front of these spaces which state "Designated Off-Peak Loading Area". These signs should be revised to provide a time period when these spaces will be used as a loading area as opposed to general parking

spaces. Alternatively, please provide some method of enforcement to ensure use of these parking spaces for loading will not negatively impact customer parking.

6. Per the 2019 Lot 2 Decision and Order, the applicant's engineer indicates the applicant will provide additional information regarding the specific restaurant user once the tenant is known. If feasible, we recommend this information should be provided prior to final plan approval in order to confirm the number of needed drive-through stacking spaces.

Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan revisions are located. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

VIII. TOWNSHIP PLANNING CONSULTANT COMMENTS **BRANDYWINE CONSERVANCY**

We have completed the review of items described above and offer the following comments to the applicant's responses submitted via letter to the Township dated May 25, 2022, as they relate to the items noted below.

Comprehensive Plan (2014) and Community Trails Master Plan (2005)

We appreciate applicant's efforts to provide pedestrian connectivity to the greatest extent feasible which would make it more consistent with the vision for the Village Concept Plan. However, we believe that there are additional connection improvements that could be made to meet that vision, including:

- Connecting the proposed sidewalk that runs along south side of Iris Lane with the ADA curb ramp at the southwestern corner of Iris Lane and Begonia Drive;
- Providing a crosswalk at Iris Lane from the southwestern corner of Iris Lane and Begonia Drive to connect with the existing sidewalk that runs along western side of Begonia Drive at the drive-thru restaurant site;
- Providing a crosswalk from west to east side of Begonia Drive at the northern side of the development to connect to the existing sidewalk running along Iris Lane within residential development;
- Providing sidewalk across the proposed parking island that is in the middle of the development and designating one parking spot on each side of said island to

pedestrian use to provide walkable connection from the eastern to western side of the development across the proposed parking areas.

Considering the extent of pedestrian network proposed by the applicant, we are supportive of 5-foot-wide concrete sidewalks as a minimum requirement.

Zoning Ordinance

1. The applicant revised the Plan to add a crosswalk at the southern end of the site by the trash enclosure to connect this sidewalk to Begonia Drive. We are fully supportive of that revision and recommend adding an additional crosswalk at proposed drive access off Begonia Drive to connect to the existing sidewalk at the southeastern corner of the site.
2. The applicant provided architectural drawings to indicate compliance with the Resolution #07-06-99-09 for a tentative approval for Byers Village subdivision. While we recognize that the applicant meets the height requirements, the pad sites shall be designed with no flat or faux-mansard roofs (Section II.B.3.e). Presented architectural drawings include flat roofs for retail stores. We recommend the applicant revisits those drawings.
3. We are in support of applicant using roofline changes to break the proposed building mass as per Resolution #07-06-99-09 for a tentative approval for Byers Village subdivision (Section II.B.3.f); however, the applicant shall address the comment above as it relates to the usage of flat roofs.
4. We appreciate the applicant including delivery truck circulation plan with the resubmission. We encourage the applicant to indicate on the plan (as appropriate) the discharge and pick-up areas for day-care center. Our recommendation is to designate several parking spots to day-care use during a specific timeframe (i.e., peak morning and evening hours) and mark those with appropriate signage. Outside of those specified hours, the parking spots will be utilized for other purposes to support the proposed development.

IX. TOWNSHIP SEWER CONSULTANT COMMENTS **ARRO CONSULTING, INC.**

1. The sanitary sewer capacity needs need to be determined for this project. Pennsylvania Department of Environmental Protection (PADEP) issued sewage facilities planning module (SFPM) approval on January 7th, 2020 in the amount of 12,872 gallons per day (GPD) for Lots 2A and 2B of which 2,697 GPD was allocated for

Lot 2B. The proposed building uses have changed since that SFPM approval, as such, estimated usage calculations need to be provided based on similar facilities for review in order to determine the sanitary sewer capacity needs. Additional SFPM approval from PADEP may be required. Once determined, the required sanitary sewer capacity should be shown on the plan. All of the required capacity will need to be purchased.

2. Based on our record drawings, the gravity sewer main shown crossing Pottstown Pike (SR 0100) from the Reserve at Waynebrook to existing sanitary sewer manhole MH-1A does not exist. Please remove this the gravity sewer main from the plans. The drawings should show both the existing Reserve at Waynebrook sanitary sewer main crossing under Route 100 and flowing through manhole MH-1 on the east side of Route 100 and also the manhole MH-1A1 between manhole MH-1 and manhole MH-1A. (ARRO will provide available record drawing information.)
3. A minimum 10-foot separation distance from the centerline of the Waynebrook 8-inch gravity sewer and the edge of the retaining wall, needs to be provided.

X. TOWNSHIP LIGHTING CONSULTANT COMMENTS
GILMORE & ASSOCIATES, INC.

1. §162-58.C(1) - Lighting Compliance note on sheet C-701 indicates compliance with the required light levels, however calculations and compliance information is only provided for parking areas. We note that there is a minimum requirement for sidewalk areas, that does not appear to be addressed, and the sidewalk area between the proposed Daycare Building and adjacent Retail Building does not appear to provide adequate illumination of the sidewalk in that area. Applicant shall provide illumination levels and compliance information for the sidewalk areas.
2. §162-58.C(4)(b) - Lighting Compliance note on sheet C-701 indicates compliance with the minimum five foot setback for light poles, however detail 1/S5 (Flush Foundation Detail) indicates a three foot minimum setback. Detail shall be revised to indicate the required five foot minimum setback.
3. Location of 'PT' type fixtures shall be coordinated and verified. It appears that the northern-most fixture is proposed within existing sidewalk/within the road right-of-way, while the others are behind the sidewalk and right-of-way line. Light fixture location shall be consistent, to the extent feasible. Northern-most fixture also appears to be in very close proximity to a proposed water meter pit. Two other fixtures are in very close proximity to sanitary sewer laterals. Locations shall be coordinated to avoid conflicts.

Mr. Tony Scheivert
Upper Uwchlan Township Manager
Reference: Parcel 5C (Byers Station) – Lot 2B
Amended Final PRD Plans – Second Review
Upper Uwchlan Township, Chester County, PA
File No.: 03-0434.07
July 6, 2022

Page – 9 –

This concludes our second review of the above referenced Amended Final Plans. If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh

David N. Leh, P.E.
Vice President
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kristin S. Camp, Esq., BBM&M (via email only)
Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
David Schlott, P.E., ARRO Consulting, Inc. (via email only)
Matt Brown, P.E., DEE – UUTMA Authority Administrator (via email only)
Alyson Zarro, Esq. – RRHC (via email only)
Jason Korczak, P.E., Bohler Engineering (via email only)
Michael Baginski, P.E., Bohler Engineering (via email only)
Guy DiMartino, P.E., TPD (via email only)
Richard Huffman, Applicant (via email only)
Allan Greenberg Applicant (via email only)
Kevin Michals Applicant (via email only)
Gary Large Applicant (via email only)
Gwen Jonik, Township Secretary (via email only)



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
July 14, 2022
7:00 p.m. Meeting
Minutes
Draft

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

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Ravi Mayreddy, Jeff Smith

Chris Williams, P.E., McMahon Associates (Meeting)
Mary Lou Lowrie, P.E., Gilmore & Associates (Meeting)
Gwen Jonik, Planning Commission Secretary

Absent: Stephen Fean, Jim Shrimp

Sally Winterton called the meeting to order at 7:07 p.m. A quorum was present. There were 2 citizens in attendance.

A workshop was held 6:00-7:00 p.m. with Township Boards and Commissions Chairs to review and discuss updating the Village Concept Plan. Those notes are separate from the Planning Commission meeting.

461 Font Road – Minor Subdivision Plan

Adam Brower, E.B. Walsh & Associates, introduced a minor subdivision plan to create separate lots for 2 existing homes currently on 1 parcel. The property is 4 acres in the R2 zoning district – 1 dwelling/acre. Lot 1 will contain one of the houses and a small barn on 3 acres; Lot 2 will contain the other house on 1 acre. Waivers are requested to not require a site analysis and impact plan, conservation plan or improvements and construction plan as there will be no construction, no improvements, no disturbance.

Chad Adams moved, seconded by Ravi Mayreddy, to accept the Plan for consultant's review. The motion carried unanimously.

161 East Township Line Road Sketch Plan, Proposed Zoning Change

Al Hoffman, President, Road-Con, Inc., introduced a proposed zoning change for the property, from Residential to Limited Industrial (LI). Road-Con is a heavy, highway construction firm that is outgrowing its current location. They propose LI for this 33 acre parcel as it abuts and is accessed from Senn Drive in Eagle Industrial Park.

Several Planning Commission (PC) members were concerned about the residential properties on 3 sides of the parcel. Mr. Hoffman advised they would comply with the required buffers along the residential properties. PC members also noted there might be environmental issues. The PC requested a site visit which Gwen Jonik will coordinate with the property owner.

Byers Station Parcel 5C Lot 2B – Revised Amended Final PRD Plan

Alyson Zarro, Esq., Alan Greenberg – Celebree Schools, Mike Baginski – Bohler Engineering, and Guy DiMartino – TPD were present. Ms. Zarro and the Commission reviewed the Township Consultants' review comments in Gilmore & Associates' July 6, 2022 letter.

Discussion included the following points:

- the school building is the only building longer than 150' and the elevations show roof line changes, in compliance with regulations;
- the back sides of the buildings, along Pottstown Pike, will look like the front;
- they'll comply with sign regulations – a ground mounted sign at the corner of Pottstown Pike and Station Boulevard and signs on each store;
- Lot 2B owners are responsible for Lot 2B stormwater management, which was taken care of during previous agreements with Toll Brothers; they'll clarify how that's being handled with the basins on the residential lots;
- proposed parking is 130 spaces, which is more than required for mixed use shared parking (allows up to 25% reduction) and slightly less than what would be required for the individual businesses; there's no room for more parking on the site;
- the fast food restaurant exit closest to Pottstown Pike is right out only and will be curbed to deter entry; the fast food stacking (10 spaces) seems tight and it was suggested they reverse the location of the window, depending on what fast food business this will be;
- the plan shows only 1 trash dumpster – another will be needed for recycling;
- concerns with interior traffic circulation to the fast food restaurant and dropping off children at the School; suggested a post construction traffic count to make sure there are no problems, if deemed necessary by the Township;
- sidewalks will be installed along Begonia by Lot 2A when their construction is done;
- HVAC will be screened where there are flat roofs;
- Once tenants are known, they'll evaluate if additional EDUs are required;
- PennDOT had approved the left-in turn from Pottstown Pike to Iris Lane during the previous Lot 2 commercial plan submission that had greater commercial development; the stacking lane has been doubled what was approved;
- They'll comply with all lighting comments;

In summary:

1. Add to the plan dimensions of the monument sign;
2. When fast food tenant is determined, revisit design and circulation
3. Township may deem post-development traffic study;
4. Mid-block crosswalk from School/retail parking to fast food parking;
5. Will comply with the setback for the retaining wall;
6. Address these items as well as the consultants' comments.

After further discussion, Joe Stoyack moved, seconded by Jeff Smith, to recommend to the Board of Supervisors approval of the amended Final PRD Plan conditioned on the following:

1. All comments in Gilmore's July 6, 2022 review letter are addressed;
2. Add a pedestrian crosswalk mid-block on Iris Lane, between the retail store parking lot and the fast food restaurant;
3. Add a pedestrian access to the island in the retail parking lot;
4. When the fast food drive-thru restaurant tenant is identified, re-visit that part of the plan via review of vehicle circulation by the Township Planning Commission and Board of Supervisors;
5. After 6 months at full occupancy, Applicant to conduct a traffic study of the left-in from Route 100 access and mitigate any issues identified, subject to jurisdictional approval;
6. Approve the shared parking request for 130 parking spaces;

The motion carried with six (6) in favor and one (1) opposed (Stoyack).

Approval of Minutes

Jim Dewees moved, seconded by David Colajezzi, to approve as presented the minutes of the May 12, 2022 and June 9, 2022 Planning Commission meetings. The motion carried unanimously.

Sally Winterton announced the next Planning Commission meeting is August 11, 2022. A Workshop may be held at 6:00 p.m. followed by the meeting at 7:00 p.m.

Open Session

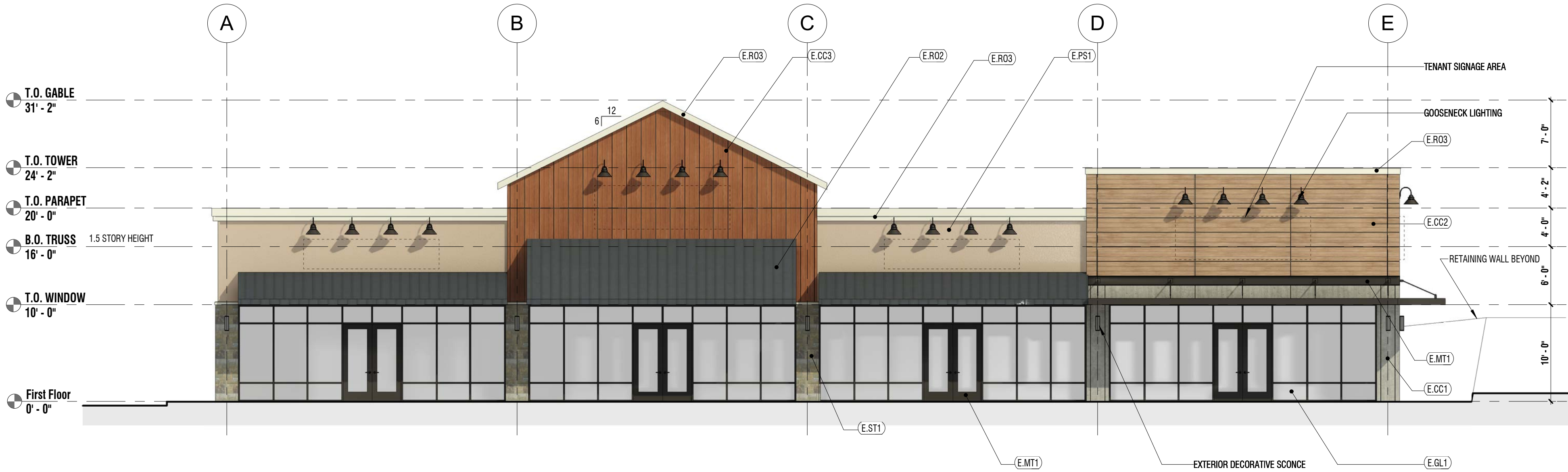
Greenridge Road resident, Gerry Stein, made comment regarding PennDOT evaluating additional signs on Pottstown Pike alerting southbound traffic to the left-in turn.

Adjournment

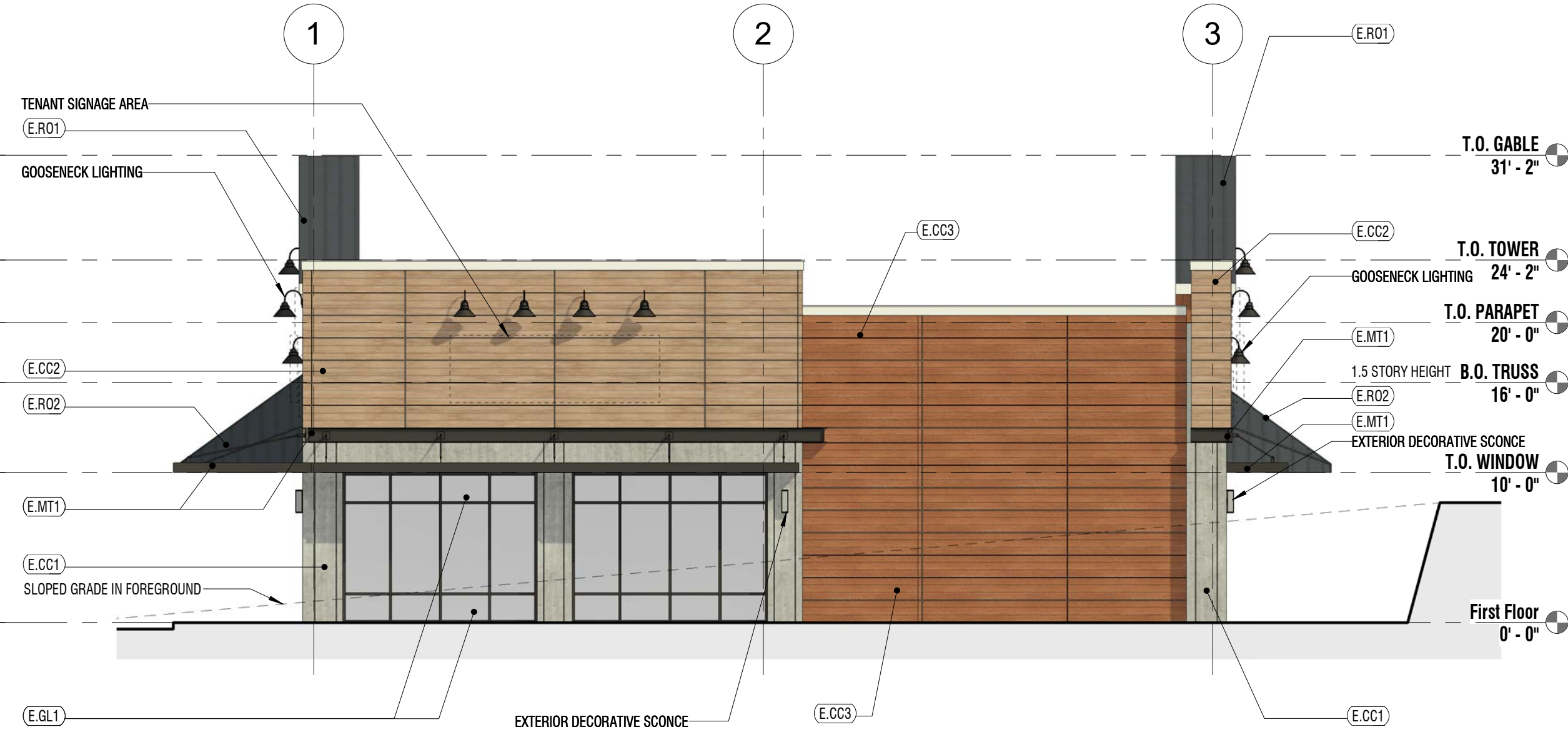
Joe Stoyack moved, seconded by David Colajezzi, to adjourn the meeting at 9:46 p.m. All were in favor.

Respectfully submitted,

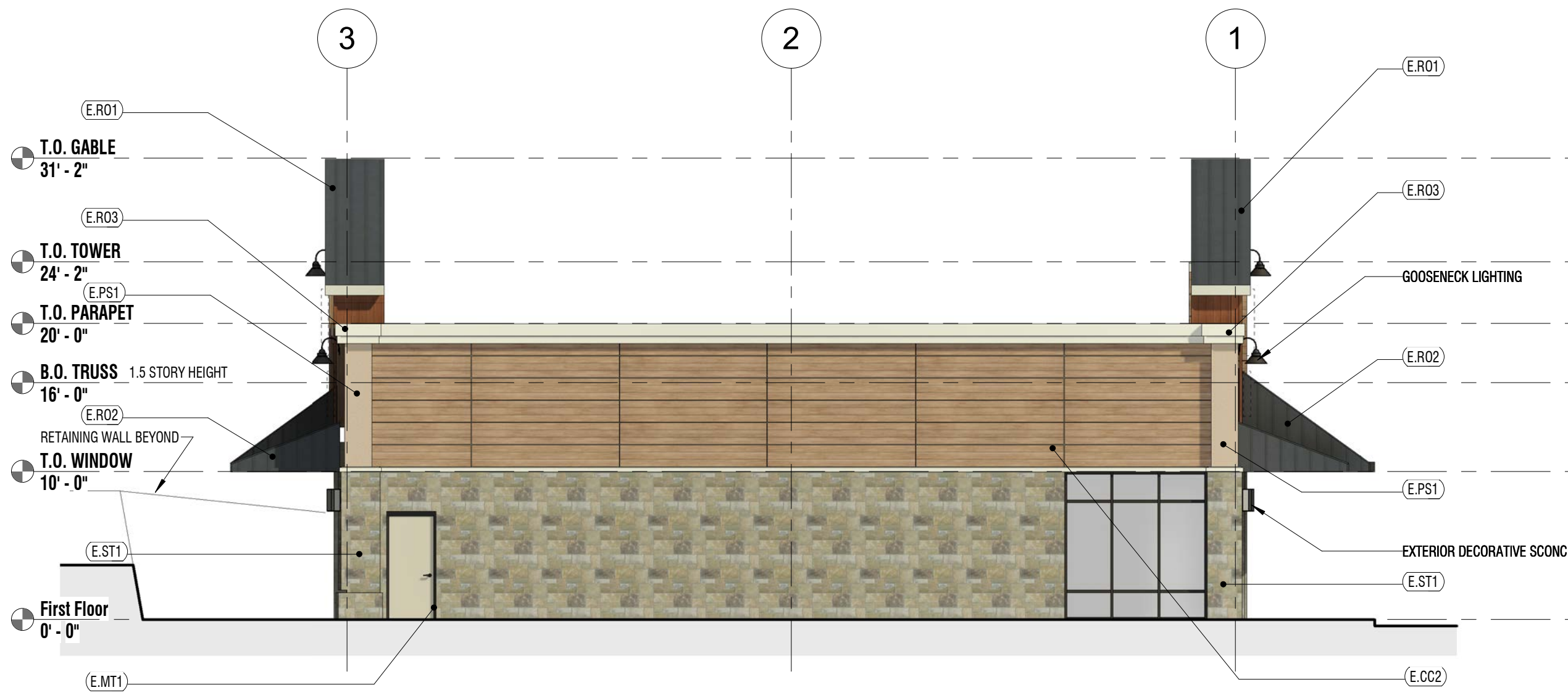
Gwen A. Jonik
Planning Commission Secretary



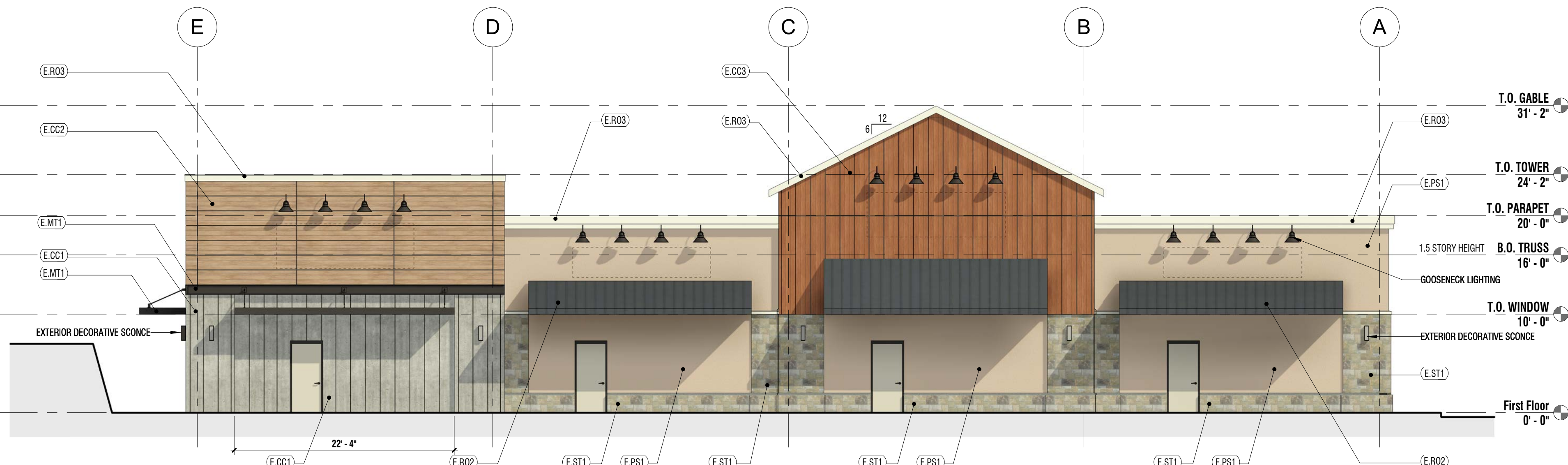
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2 RIGHT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

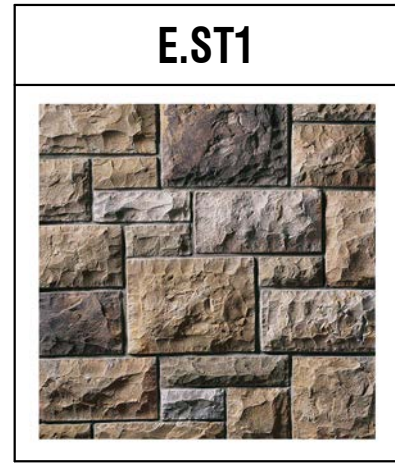
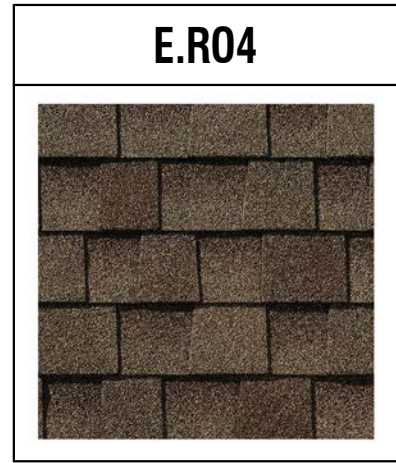
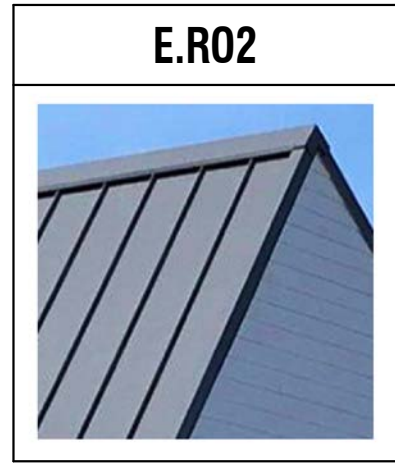
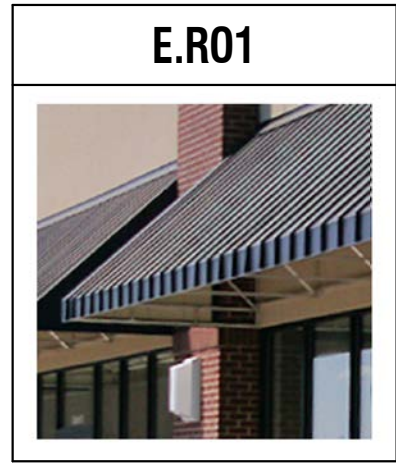
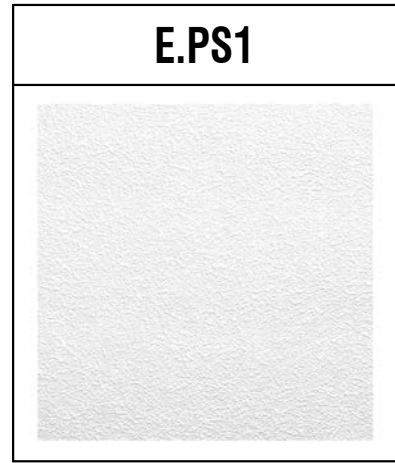
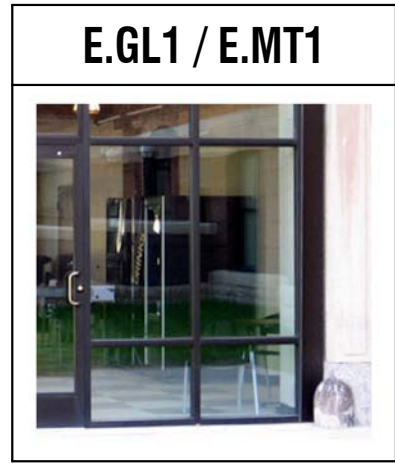
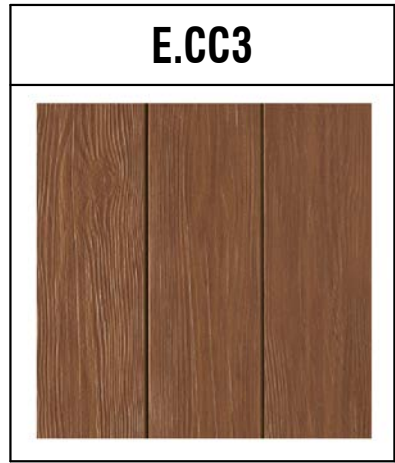
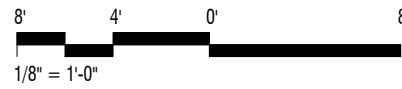


3 LEFT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND - EXTERIOR FINISHES	
Mark	Description
E.CC1	CEMENTITIOUS WALL PANELS, CONCRETE LOOK
E.CC2	CEMENTITIOUS WALL PANELS, HORIZONTAL WOOD LOOK
E.CC3	CEMENTITIOUS WALL PANELS, VERTICAL WOOD LOOK
E.GL1	GLAZING - INSULATED - 1"
E.PS1	PAINTED STUCCO
E.MT1	DARK BRONZE PAINTED METAL
E.R01	STANDING SEAM METAL CANOPY
E.R02	PAINTED SEAM METAL ROOF
E.R03	PAINTED SHEET METAL COPING & TRIM
E.ST1	CULTURED STONE

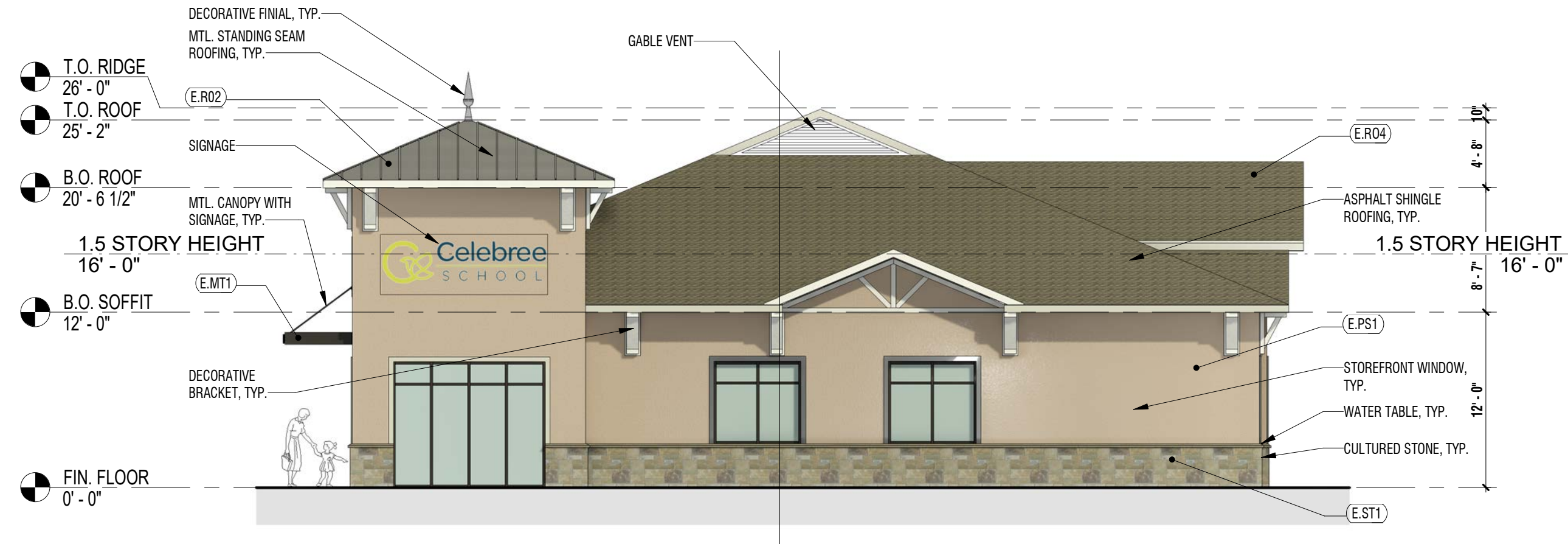


373 US HIGHWAY ROUTE 46 WEST
BUILDING D, SUITE 240
FAIRFIELD, NEW JERSEY 07004
p: 973.291.3730 f: 973.291.3740
e: jmihalik@jam-arch.com

LOT #2B: NEW MULTI-TENANT RETAIL BUILDING
PR2.1: PROPOSED BUILDING ELEVATIONS
POTTSTOWN PIKE & STATION BLVD.
UPPER UWCHLAN, PA 19425
07.08.2022



PROPOSED PROJECT AREA: 10,500 SF



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SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

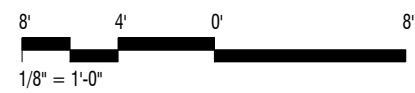
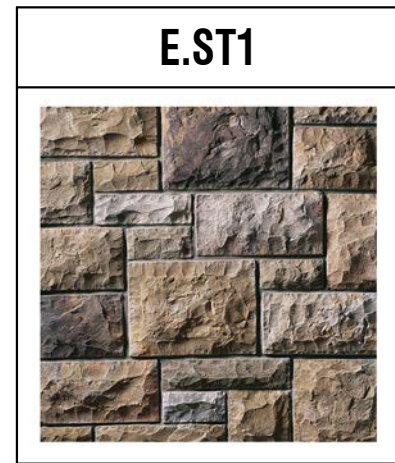
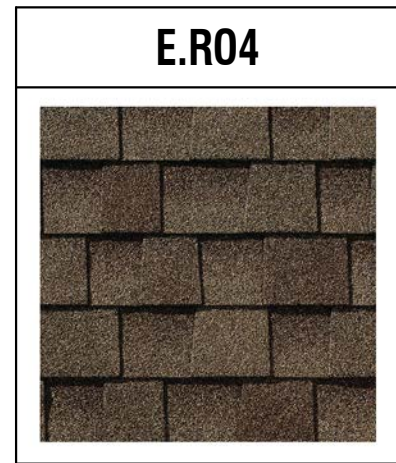
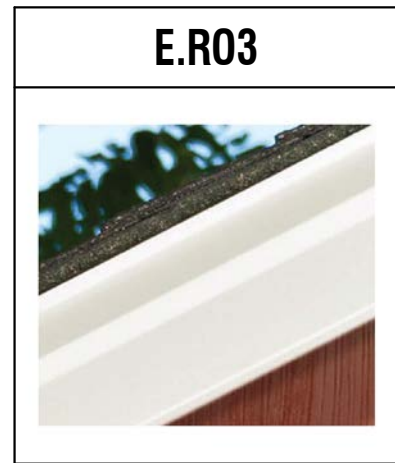
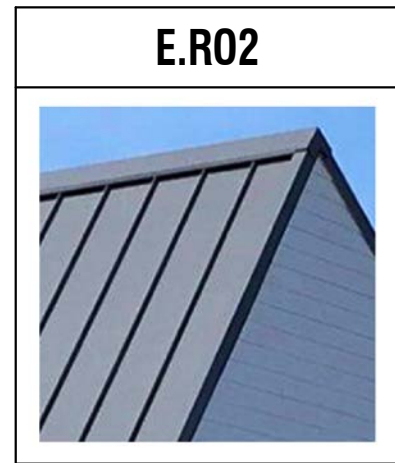
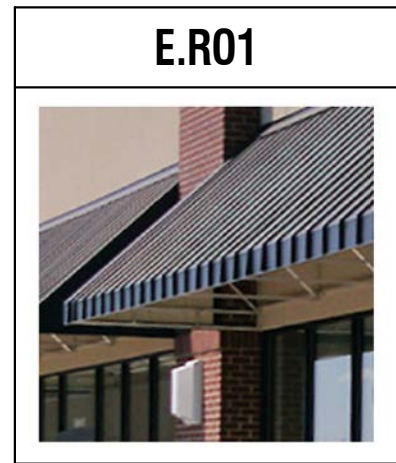
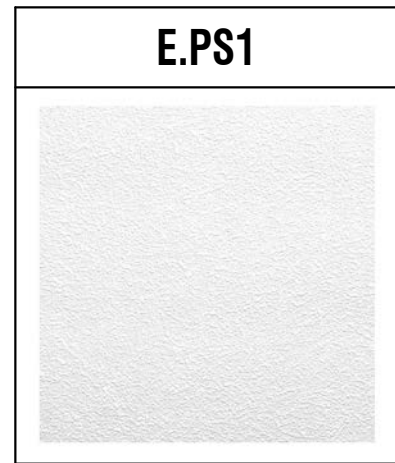


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4 WEST ELEVATION
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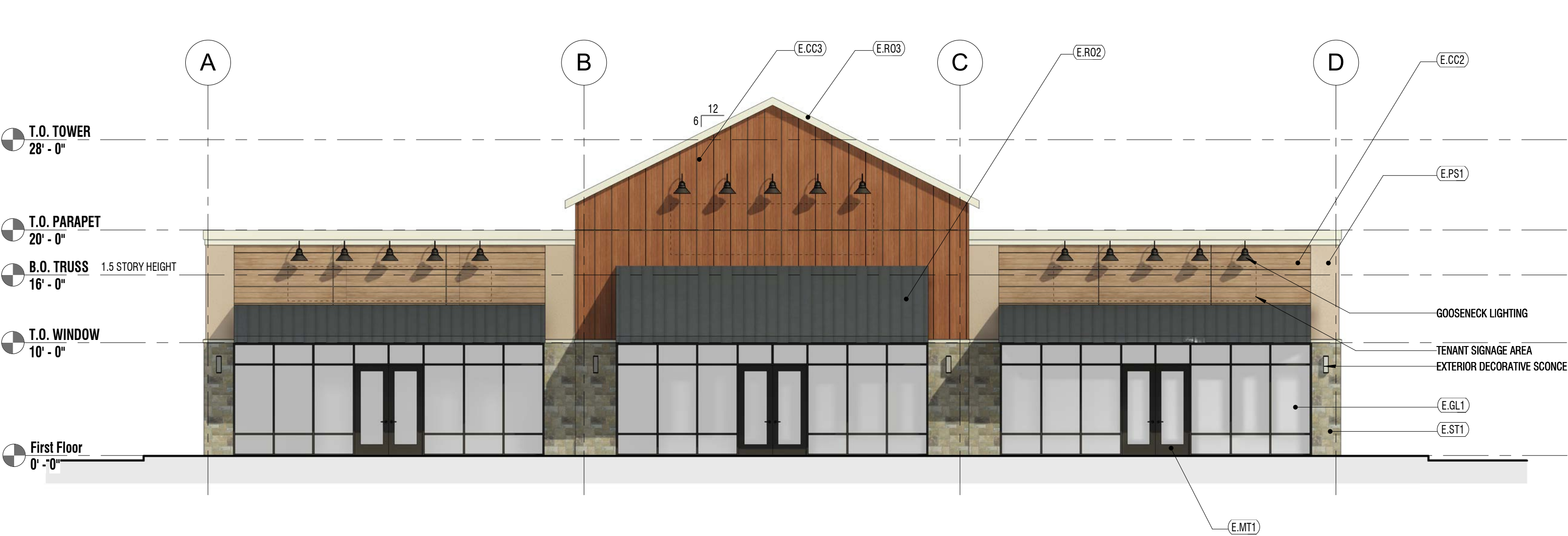
LEGEND - EXTERIOR FINISHES	
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E.MT1	DARK BRONZE PAINTED METAL
E.PS1	PAINTED STUCCO
E.R02	STANDING SEAM METAL ROOFING
E.R03	PAINTED SHEET METAL COPING & TRIM
E.R04	PREMIUM ASPHALT ROOF SHINGLES
E.ST1	CULTURED STONE



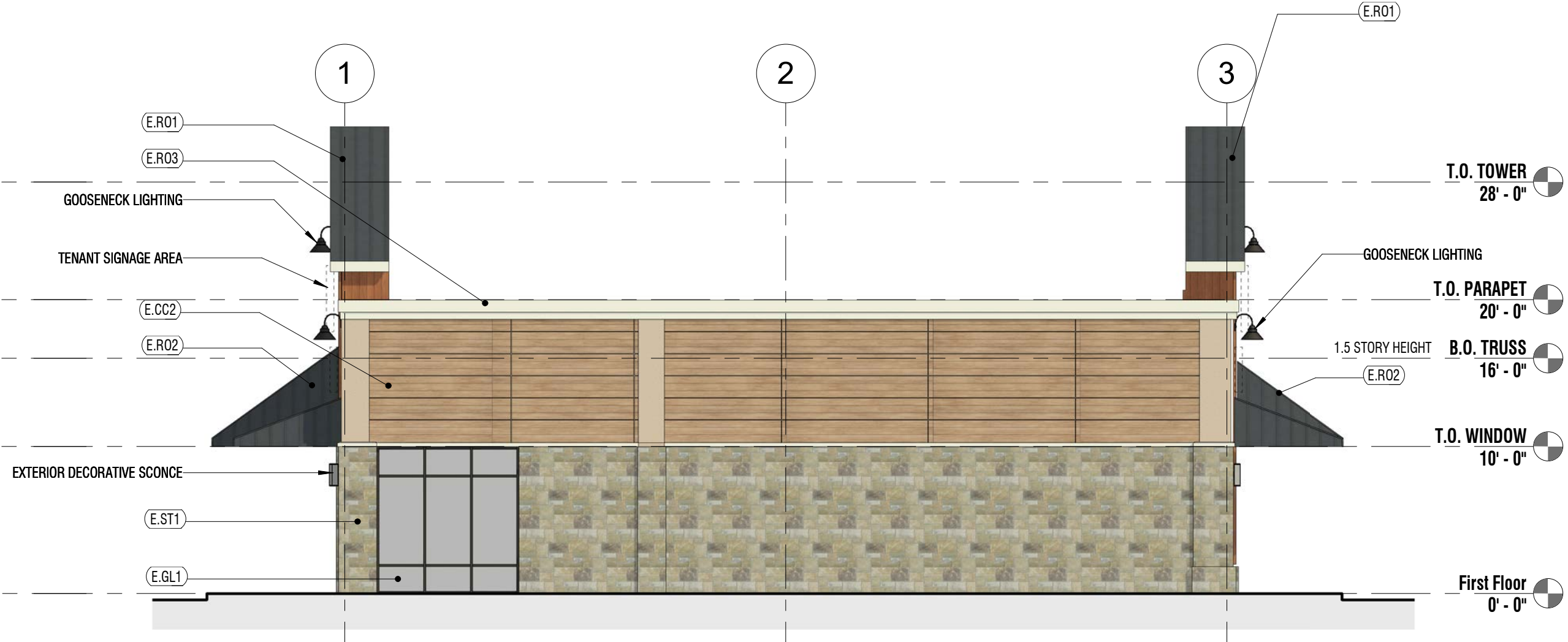
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p: 973.291.3730 f: 973.291.3740
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LOT 2B: NEW CELEBREE SCHOOL
PR2.1: PROPOSED BUILDING ELEVATIONS
POTTSTOWN PIKE & STATION BLVD.
UPPER UWCHLAN, PA 19425

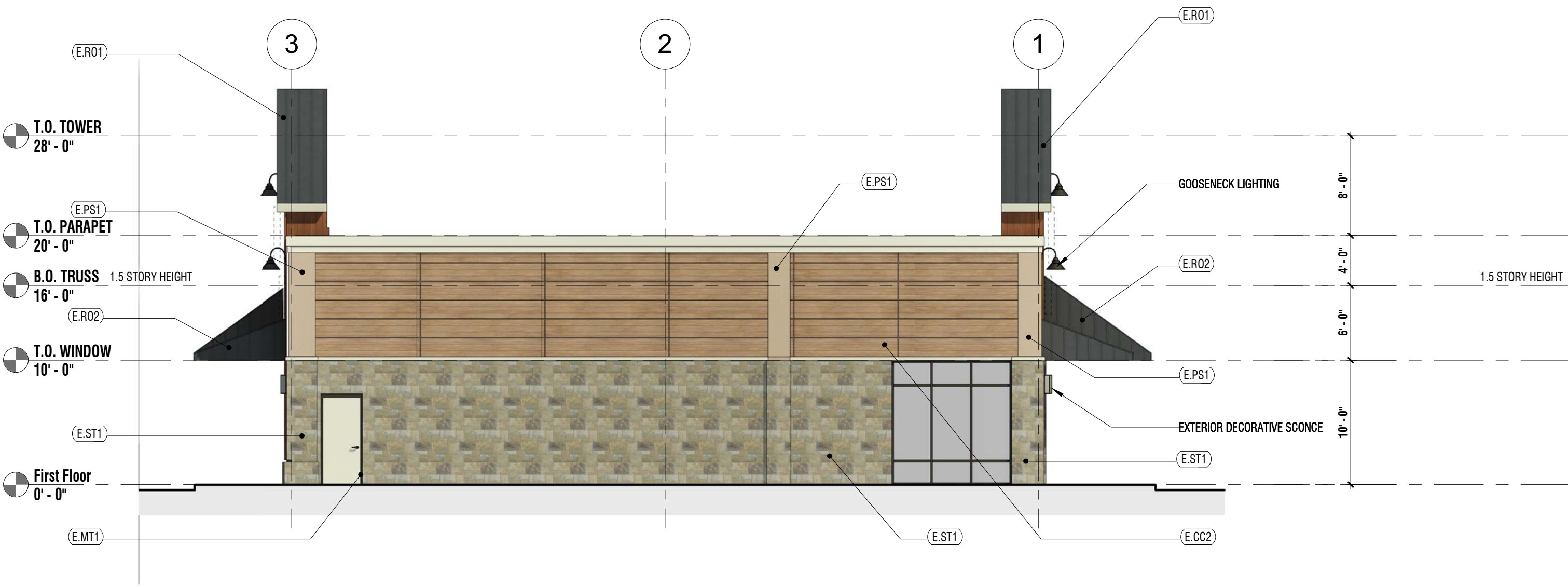
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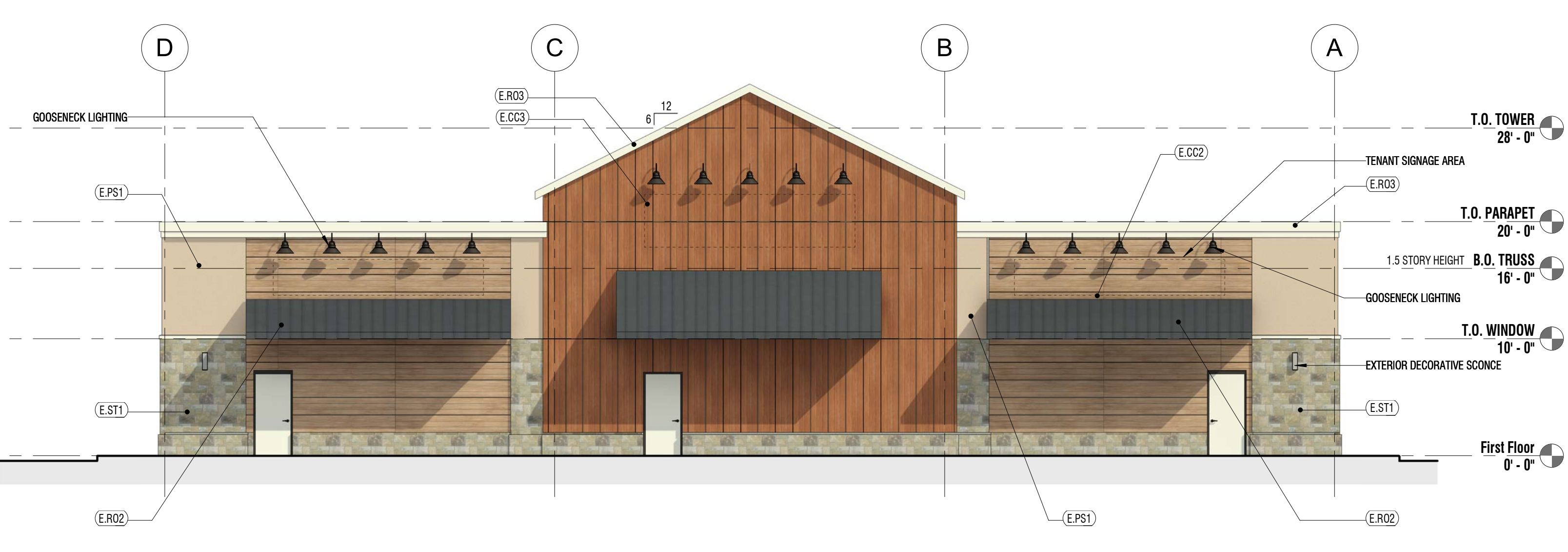
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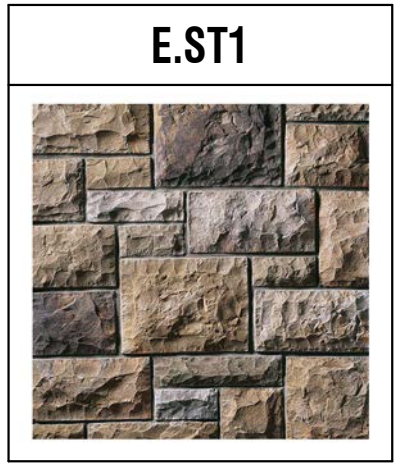
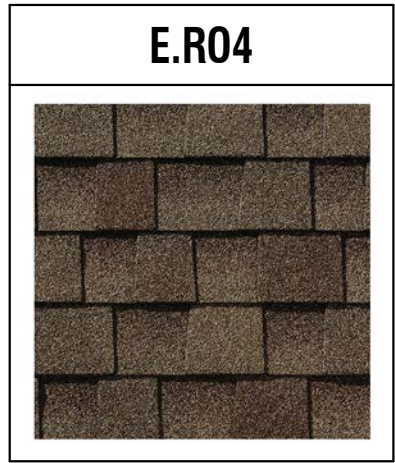
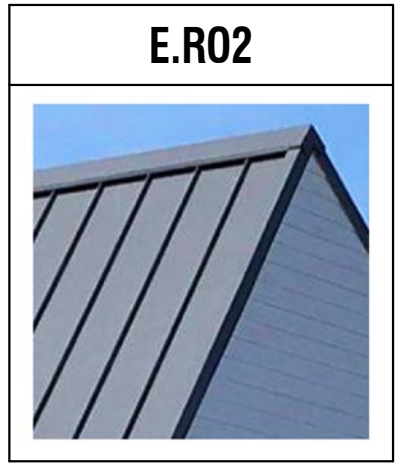
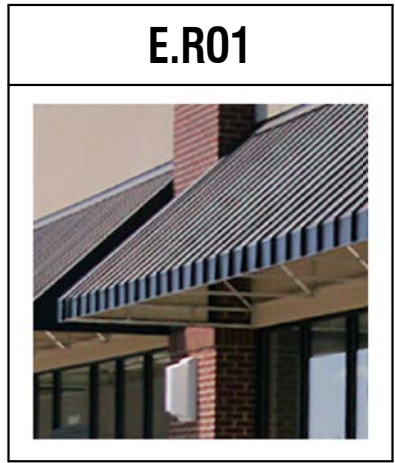
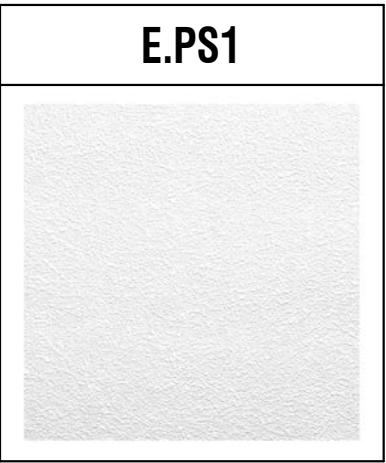
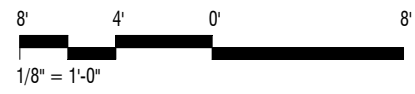


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E.PS1	PAINTED STUCCO
E.R01	STANDING SEAM METAL CANOPY
E.R02	STANDING SEAM METAL ROOF
E.R03	PAINTED SHEET METAL COPING & TRIM
E.ST1	CULTURED STONE





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e: jmihalik@jam-arch.com

PROPOSED DEVELOPMENT
LOT #2B: RENDERINGS
POTTSTOWN PIKE & STATION BLVD.
UPPER UWCHLAN, PA 19425

05.12.2022



RENDER 2 : VIEW FROM STATION BLVD.



RENDER 3 : VIEW FROM POTTSTOWN PIKE



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PROPOSED DEVELOPMENT
LOT #2B: RENDERINGS
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05.12.2022



RENDER 5 : VIEW FROM CORNER OF POTTSTOWN PIKE & STATION BLVD.



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PROPOSED DEVELOPMENT
LOT #2B: RENDERINGS
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