



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
November 10, 2022

6:00 p.m. – Work Session
7:00 p.m. -- Meeting

LOCATION

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

- I. 6:00 PM Work Session
Review and discuss the current uses permitted in the commercial, limited industrial and planned industrial/office zoning districts.
- II. 7:00 PM Meeting Call To Order
- III. 301 Park Road Preliminary Land Development Plan – Introduction
Proposed office building, garage, parking lots and gravel storage area.
- IV. 500 Pottstown Pike Sketch Plan -- Introduction
Car service center and future dealership.
- V. Approval of Minutes: October 13, 2022 Meeting
- VI. Next Meeting Date: December 8, 2022 7:00 p.m.
- VII. Open Session
- VIII. Adjournment

Category	C-1 Zoning District
Purpose	<p>A. Preserve the historical development patterns of the villages of Eagle and Byers Station Historic District, and establish standards for new development and coordinated street, parking, and landscape improvements and pedestrian amenities, so as to complement the village setting and provide for safe and convenient access;</p> <p>B. Provide for a variety of uses in a manner which facilitates and promotes pedestrian travel within the village setting.</p>
By-Right	<p>(1) (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.</p> <p>(2) Individual retail store, shop or establishment for the sale of drugs, dry goods, clothing, furnishings and other household supplies, variety, electronic goods and supplies, general merchandise, hardware, and garden supplies, provided that no adult-oriented use is provided. and no dispensing of gasoline shall be permitted and no drive-through, outside walk-up, or other outside service shall be permitted by right.</p> <p>(3) Individual retail store, shop or establishment for the sale of groceries and food without table service, including catering establishment, bakery, or confectionery shop, provided that no drive-through, outside walk-up or other outside service shall be permitted by right.</p> <p>(4) Personal service establishment, including but not limited to barbershop, beautician, tailor, dressmaker, shoe repair, repair of small appliances or electronic goods, or dry-cleaning service with a closed-loop system.</p> <p>(5) (Reserved)</p> <p>(6) Medical marijuana dispensary.</p> <p>(7) Restaurant. Including Outdoor Dining in accordance with Section XXXX.</p>
Conditional Use	<p>(1) Educational or religious use.</p> <p>(2) Cultural studio or facility.</p> <p>(3) Day-care center.</p> <p>(4) Bank or other financial institution with drive-through, walk-up ATM or other outside service, provided that such service shall not be permitted within direct view from any dedicated public street. Reserved.</p> <p>(5) Individual retail store, shop or establishment otherwise permitted as provided in Subsection A(2) or (3) above, with drive-through, walk-up or outside counter or curb service, provided that such service shall not be permitted within direct view from any dedicated public street. Reserved.</p> <p>(6) Mixed-use dwelling.</p> <p>(7) Bed-and-breakfast inn.</p> <p>(8) Eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on- or off-site but excluding drive-through service.</p> <p>(9) On tracts located adjacent to the Route 100 Bypass Graphite Mine Road and south of Byers Road only, any use permitted by right, conditional use, or special exception in the C-3 Highway Commercial District and not otherwise permitted in the C-1 Village District. For the purposes of this section, the term "adjacent" shall apply to tracts with direct frontage on the Route 100 Bypass Graphite Mine Road, whether or not access to the Bypass Graphite Mine Road is provided, as well as tracts contiguous to such tracts, where contiguous tracts are developed together with the tract(s) having direct frontage, under common authority and in accordance with a unified development plan. Contiguous tracts shall share a common boundary and shall not be separated by any public street. Conditional use approval hereunder shall not confer a right of direct access to the Bypass Graphite Mine Road where such is not otherwise specifically approved.</p> <p>(10) Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the provisions of § 200-70 of this chapter, as deemed applicable by the Board.</p> <p>(11) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.</p>
Accessory Use	<p>(1) Bed-and-breakfast establishment as set forth in § 200-62B(5) Reserved.</p> <p>(2) Home occupation as set forth in § 200-62B(4) Reserved.</p> <p>(3) Any other customary residential or commercial accessory use only, subject to all applicable provisions of § 200-62.</p>

Special Exception	(1) Municipal or public uses; governmental or public utility building or uses. (2) Conversion of dwellings as set forth in § 200-63 Reserved.
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	C-2 Zoning District
Purpose	In the C-2 Limited Commercial District, the use regulations, area and bulk regulations, community facility provisions, and design standards set forth in Article XII for the PI Planned Industrial/Office District shall apply.
By-Right	
Conditional Use	
Accessory Use	
Special Exception	
Other	

Category	C-3 Zoning District
Purpose	to provide for retail and service uses in an area of the Township accessible to a regional highway system. The C-3 District establishes standards for a unified and organized arrangement of buildings, service and parking areas, to facilitate access management and provide for safe, convenient and attractive commercial activity in the Township.
By-Right	<p>(1) Business or professional office, bank or other financial institution, passenger station for public transportation.</p> <p>(2) Individual retail store or shop for sale of food, groceries, drugs, dry goods, clothing, furnishings and other household supplies, variety, electronic goods and supplies, automotive supplies, general merchandise, hardware and garden supplies, provided that no sale or dispensing of gasoline or other fuels and no adult-oriented use shall be permitted.</p> <p>(3) Eating and drinking establishment, confectionery shop, bakery, or other place serving food or beverages.</p> <p>(4) Personal service establishment, including but not limited to barbershop, beauty salon, shoe repair, tailor, dressmaker, repair of small appliances or electronic goods, or dry-cleaning service.</p> <p>(5) Retail or wholesale establishment for the sale of plumbing and heating equipment and supplies, lumber yard, including the customary storage and work yards incidental thereto.</p> <p>(6) Educational or religious use.</p> <p>(7) Cultural studio or facility.</p> <p>(8) Medical marijuana dispensary.</p>
Conditional Use	<p>(1) Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the provisions of § 200-70 of this chapter, as deemed applicable by the Board.</p> <p>(2) Day-care center.</p> <p>(3) Hotel or motel.</p> <p>(4) Bed-and-breakfast inn.</p> <p>(5) Bowling lanes, indoor theater, and other place of indoor amusement or recreation.</p> <p>(6) Sale or dispensing of gasoline as a principal or accessory use.</p> <p>(7) Vehicular sales establishment and sale of farming equipment in operable condition, provided that any used motor vehicle and any used trailer over 1,000 pounds shall bear a current state inspection sticker.</p> <p>(8) Sale or bulk storage of coal, petroleum or other fuels, excluding, however, combustible trash or waste Reserved.</p> <p>(9) Vehicular service establishment; service and minor repairs to motor-driven vehicles and farming equipment, but not including body or fender repair, painting or major overhauling.</p> <p>(10) Car wash.</p> <p>(11) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.</p> <p>(12) Mixed-use dwelling.</p>
Accessory Use	Accessory uses. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied for any customary commercial accessory use(s) provided that they are incidental to any permitted principal use
Special Exception	<p>(1) Municipal or public uses; governmental or public utility building or uses.</p> <p>(2) Conversion of dwellings as set forth in § 200-63 Reserved.</p>
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	Limited Industrial District
Purpose	to provide for limited industrial and other related intensive activities in the Township, to encourage the establishment of industrial uses which will offer additional employment opportunities and an increased tax base for the Township; to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses, and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic.
By-Right	<p>A. Assembly of office equipment and electrical appliances and supplies; and similar processes not to include the manufacturing of iron, steel, other metals or alloys, or metal processing.</p> <p>B. Manufacture of light industrial products from already prepared materials (such as wood, metal, cloth, leather, paper, plastic, glass); manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products.</p> <p>B.1. Medical marijuana grower/processor.</p> <p>C. Research, engineering, or testing laboratories.</p> <p>D. Public utility operating facilities.</p> <p>E. Printing or publishing establishment.</p> <p>F. Office building.</p> <p>G. Wholesale warehouse, and distribution.</p> <p>H. Churches/religious uses.</p>
Conditional Use	<p>(1) Surface mining operations.</p> <p>(2) Sanitary landfills.</p> <p>(3) Junkyard.</p> <p>(4) Recycling collection center, excluding processing or transfer station.</p> <p>(5) Motor vehicle body or fender repair, including painting or major overhauling.</p> <p>(6) A helicopter landing pad as an accessory use to any of the uses permitted by right, by conditional use or by special exception, when such accessory use is authorized by conditional use procedure and providing that any such accessory use shall comply with the following:</p> <p>{(a) – (f) Helicopter specific requirements, not included in this summary}</p> <p>(7) Indoor health spas, fitness centers, indoor bowling lanes, indoor tennis courts and indoor skating rinks subject to all applicable requirements of the L-1 District and all other requirements of the Township's existing ordinances.</p> <p>(8) Tower-based wireless communication facilities.</p> <p>(9) Adult-oriented use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day-care facility.</p> <p>(10) Municipal or public uses; governmental or public utility building or uses.</p> <p>the following additional uses shall be permitted when established on a property designated by the Township as a Class I or Class II Historic Resource, where historical building(s) shall be adaptively re-used, and where an economic development license has been issued by the Board of Supervisors for the purpose of local economic development:</p> <p>(1) Bakeries.</p> <p>(2) Retail sales.</p> <p>(3) Restaurants; including tavern, brew pub, confectionary, ice cream stand, diner, sandwich or pizza parlor providing both dining and take-out service.</p> <p>(4) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.</p>
Accessory Use	(1) Customary industrial accessory uses.
Special Exception	Any use similar to the above permitted uses not specifically provided for herein, provided that the use meets the performance requirements of § 200-82 of this chapter Reserved.
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

	Light Industrial	Planned Industrial	Notes:
Labs: By Right in both LI and PI	Research, engineering, or testing laboratories.	Laboratory for scientific research and development including animal research provided such animal research is conducted pursuant to the Guiding Principles in the Use of Animals in Toxicology as adopted by Society of Toxicology in July 1989 and revised in March 1999.	Come to a single definition that applies to both districts
Utilities: By Right in both LI and PI	Public utility operating facilities.	Passenger station for public transportation; electric substation; telephone central office.	Come to a single definition that applies to both districts
Printing: By right in LI	Printing or publishing establishment.	No equivalent - why not? Does not see to be a reason not to allow	Come to a single definition that applies to both districts
Office Building: By Right in both LI and PI	Office building.	Offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional service, such as a bank, financial institution, the sale of real estate and business office including the showing of samples, sale promotion and demonstration of equipment, provided, however, that no merchandise shall be warehoused on the premises for sale, exchange or delivery thereon, and further provided that nothing herein preclude sale or manufacturers' representatives from arranging for the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside of the PI District.	Come to a single definition that applies to both districts
Con Center: By right in PI	No equivalent - why not? Does not see to be a reason not to allow	Hotel and/or conference center where a conference center is designed as a building or series of buildings, designed and used as a professional meeting and training facility and may include conference rooms, recreational facilities, restaurants, sundries shops and other accessory facilities; a minimum of five acres shall be required for this use.	Come to a single definition that applies to both districts
Church: By Right in both LI and PI	Churches/religious uses.	Churches.	Come to a single definition that applies to both districts
Muni structures; by right in PI, Conditional Use in LI - why?	Municipal or public uses; governmental or public utility building or uses.	Public uses, structures, or buildings owned or operated by the municipality, a municipal authority organized by the municipality or an authority of which the municipality is a member.	Come to a single definition that applies to both districts. Unclear why it should be conditional use for LI
Fitness: By right in PI, conditional use in LI - why?	Indoor health spas, fitness centers, indoor bowling lanes, indoor tennis courts and indoor skating rinks subject to all applicable requirements of the L-1 District and all other requirements of the Township's existing ordinances.	Indoor recreational facilities containing amenities such as a swimming pool, spa, indoor track, nautilus equipment, handball and racquetball courts and facilities typical of a YMCA facility.	Come to a single definition that applies to both districts. Unclear why it should be conditional use
Daycare: By right in PI	No equivalent. Why not?	Day-care centers.	Come to a single definition that applies to both districts
Warhouse: By right in PI	No equivalent. Why not?	Wholesaling, warehousing and distributing, provided that there shall be no exterior evidence of such, and, further, no bulk storage of liquid or gaseous fuels or chemicals shall be permitted except for immediate consumption on the premises.	Come to a single definition that applies to both districts



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: Proposed Headquarters Building
2. Plan Dated: 11/01/2022 County Deed Book/Page No. 9926/1799
3. Name of property owner(s): PJ Reilly Contracting, Inc.
301 Park Road LLC

Address: 557 West Uwchlan Avenue, Suite 220

State/Zip: Exton, PA 19341 Phone No.: 610-458-3140

Email: phil@pjreilly.com

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

Address: _____

State/Zip: _____ Phone No.: _____

Email: _____

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

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

Monica R. Sweeney, PE - Wilkinson & Associates, Inc.

Address: 1220 Valley Forge Road, Suite 22

State/Zip: Phoenixville, PA 19460 Phone No.: 610-415-1220

Email: msweeney@wknape.com

7. Total acreage: 3.15 Number of Lots: 1

8. Acreage of adjoining land in same ownership: (If any) _____

9. Describe Type of Development Planned: The site will be developed into an office building, garage, parking lots, and gravel storage area with associated utilities and stormwater management facilities.

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.
Section 200-45C.2 Minimum rear yard setback requirement

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: _____

Date: _____

*Development subject to ACT 209 Impact Fee.

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

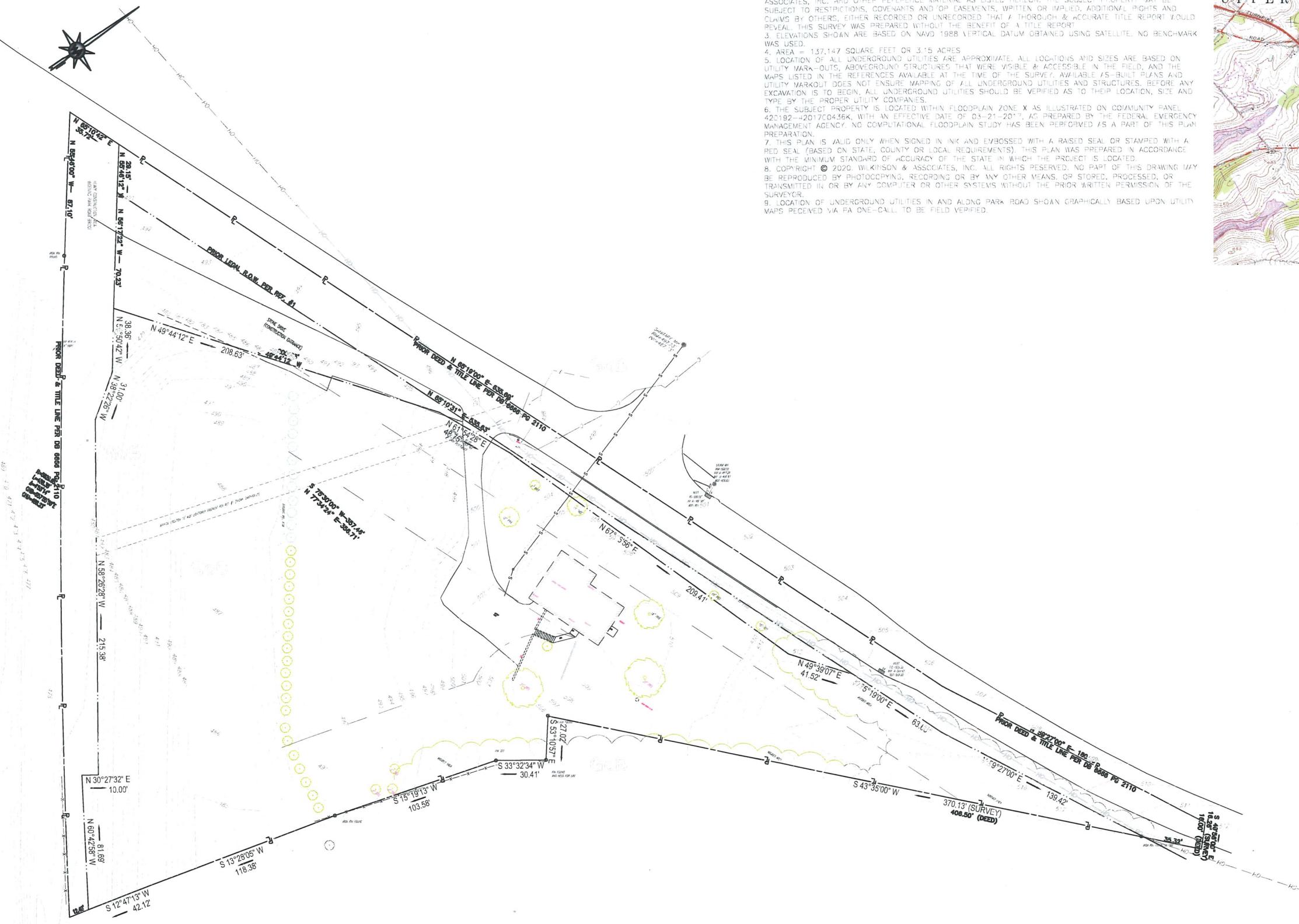
SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

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



SURVEY NOTES:

1. THIS SITE IS KNOWN AS 301 PARK ROAD, UPPER LICKHILL TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA. THE SITE IS ALSO KNOWN AS APN #32-003-007.0000, AND RECORDED IN DB 3926 PC 1799 AND DB 6666 PC 2110.

2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY WILKINSON & ASSOCIATES, INC. AND OTHER PERPETUAL MATERIAL AS LISTED HEREON. THE SUBJECT PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED, ADDITIONAL RIGHTS AND CLAIMS BY OTHERS, EITHER RECORDED OR UNRECORDED THAT A THOROUGH & ACCURATE TITLE REPORT WOULD REVEAL. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

3. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 VERTICAL DATUM OBTAINED USING SATELLITE. NO BENCHMARK WAS USED.

4. AREA = 137,147 SQUARE FEET OR 3.15 ACRES

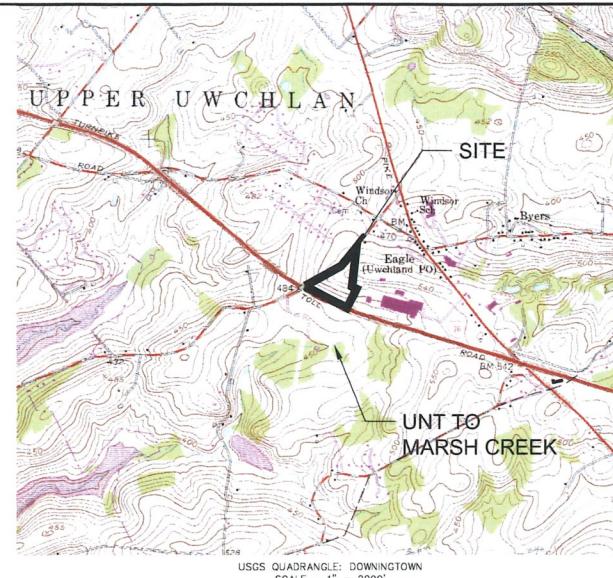
5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE-GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

6. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODPLAIN ZONE X AS ILLUSTRATED ON COMMUNITY PANEL 422192-42017C0436K, WITH AN EFFECTIVE DATE OF 03-21-2017, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO COMPUTATIONAL FLOODPLAIN STUDY HAS BEEN PERFORMED AS A PART OF THIS PLAN PREPARATION.

7. THIS PLAN IS VALID ONLY WHEN SIGNED IN INK AND EMBOSSED WITH A RAISED SEAL OR STAMPED WITH A RED SEAL (BASED ON STATE, COUNTY OR LOCAL REQUIREMENTS). THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.

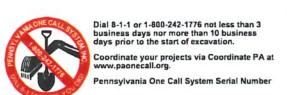
8. COPYRIGHT © 2020, WILKINSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.

9. LOCATION OF UNDERGROUND UTILITIES IN AND ALONG PARK ROAD SHOWN GRAPHICALLY BASED UPON UTILITY MAPS RECEIVED VIA FA ONE-CALL TO BE FIELD VERIFIED.



DEMOLITION NOTES

1. A LAND ALTERATION PERMIT WILL BE NEEDED PRIOR TO THE START OF ANY GRADING, EXCAVATION, REMOVAL OF TOPSOIL, REMOVAL OF TREES, OR REVEAL OF ANY OTHER VEGETATIVE COVER.
2. IT SHALL BE THE DUTY OF EACH EXCAVATOR WHO INTENDS TO PERFORM EXCAVATION OR DEMOLITION WORK TO REQUEST THE LOCATION AND TYPE OF FACILITY OWNER LINES AT EACH WORK SITE BY NOTIFYING THE FACILITY OWNER THROUGH THE PA ONE CALL SYSTEM. NOTIFICATION SHALL NOT BE LESS THAN THREE (3) NOR MORE THAN TEN (10) BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK. NO WORK SHALL BEGIN EARLIER THAN THE LAWFUL START DATE WHICH SHALL BE ON OR AFTER THE THIRD BUSINESS DAY AFTER NOTIFICATION. THE LAWFUL START DATE SHALL EXCLUDE THE DATE UPON WHICH NOTIFICATION WAS RECEIVED BY THE ONE CALL SYSTEM AND NOTIFICATION RECEIVED ON A SATURDAY, SUNDAY OR HOLIDAY, WHICH SHALL BE PROCESSED ON THE FOLLOWING BUSINESS DAY. IN THE CASE OF A COUPLE PROJECT, NOTIFICATION SHALL NOT BE LESS THAN TEN (10) BUSINESS DAYS IN ADVANCE OF THE BEGINNING OF EXCAVATION OR DEMOLITION WORK.
3. WHERE EXCAVATION OR DEMOLITION WORK IS PROPOSED ON PRIVATE PROPERTY AND THE POTENTIAL FOR UNDERGROUND UTILITIES EXISTS THAT DERE NOT MARKED AS A RESULT OF THE ONE CALL, THESE AREAS SHOULD BE INVESTIGATED BY THIRD PARTY UTILITY LOCATORS TO ENSURE DAMAGE OR DISRUPTION TO UTILITY LINES OR FACILITIES IS AVOIDED. THE RESPONSIBILITY TO INVESTIGATE THE AFOREMENTIONED AREAS SHALL BE BORNE BY EACH EXCAVATOR WHO INTENDS TO PERFORM EXCAVATION OR DEMOLITION WORK.
4. WHERE EXISTING IMPROVEMENTS ARE DESIGNATED TO BE REMOVED (TBR), THEY SHALL BE REMOVED, FILLED, AND/OR GRADED PER THE GRADING PLANS, OR RESTORED TO EXISTING GRADES WHERE NEW GRADING IS NOT BEING PROPOSED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOUNT FOR THE STRUCTURAL FILL NEEDED TO FILL THE VOID LEFT BY THE REMOVAL OF A STRUCTURE WITH FOUNDATION WALLS AND/OR FOOTERS, UNDERGROUND TANKS OR VAULTS, OR ANY OTHER STRUCTURE WHOSE REMOVAL RESULTS IN A NEED FOR FILL TO ACHIEVE PROPOSED GRADES.
5. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. WHEREVER POSSIBLE, RECYCLING OF WASTE MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.
7. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS MUST BE FOLLOWED IN THE USE, HANDLING, AND DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS.
8. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
9. REMOVE ALL TREES PER TOWNSHIP REQUEST.
10. REMOVE CHAINLINK FENCE ALONG RESIDENTIAL PROPERTY BOUNDARIES AND ALONG GRADING PROPERTY BOUNDARIES.



GRAPHIC SCALE

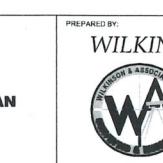
30 0 15 30 60 120

1 INCH = 30 FEET



PLAN TITLE: **PRELIMINARY LAND
DEVELOPMENT PLAN**

EXISTING FEATURES PLAN



SON & ASSOCIATES, INC.
THE COMMONS AT VALLEY FORGE
1220 VALLEY FORGE ROAD
SUITE 22
PHOENIXVILLE, PA 19460
PHONE (610) 415-1220
FAX (610) 415-1224

DESIGNED MRS	PROJECT # 2021-231
CHECKED (PM) MRS	
DATE 11/01/2022	DRAWING #
SCALE AS SHOWN	2 OF 11

REVIEWED BY THE TOWNSHIP ENGINEER
THE SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY RESOLUTION OF THE TOWNSHIP COUNCIL OF UPPER UWCHLAN THIS _____ DAY OF _____, 20_____
TOWNSHIP ENGINEER _____
WILKINSON & ASSOCIATES, INC. P.E. #PE-# # # # # DATE

PROFESSIONAL ENGINEER'S CERTIFICATION
I, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT PLAN COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

APPROVED BY THE TOWNSHIP OF SCHUYLKILL BOARD OF SUPERVISORS
THE SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP THIS _____ DAY OF _____, 20_____
TOWNSHIP BOARD OF SUPERVISORS _____

OWNER'S CERTIFICATION
I, HAVE AND OWN UPON OUR LAND SITUATED IN THE TOWNSHIP OF UPPER UWCHLAN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED, WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20_____
SIGNATURE _____
CONSTITUTION OF PENNSYLVANIA
COUNTY OF _____, DAY OF _____, 20_____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED, WHO ACKNOWLEDGED THIS PLAN TO BE DRAFTED, DRAWN AND PREPARED FOR RECORDING IN THE TOWNSHIP OF UPPER UWCHLAN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE PEOPLED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20_____
NOTARY PUBLIC (SEAL)
MY COMMISSION EXPIRES: _____

CERTIFICATION FOR RECORDING
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20_____, BORC # _____
RECORDER OF DEEDS _____

APPROVED BY THE CHESTER COUNTY PLANNING COMMISSION
THE SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____
C.C.P.C. _____

EXISTING FEATURES LEGEND
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

PROPOSED FEATURES LEGEND
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

PROJECT
PROPOSED HEADQUARTERS BUILDING
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY
PENNSYLVANIA
PREPARED FOR
P.J. REILLY CONTRACTING CO., INC.
557 W. UWCHLAN AVENUE, SUITE 220
EXTON, PA 19341

PLAN TITLE
PRELIMINARY LAND
DEVELOPMENT PLAN
SITE LAYOUT, UTILITY, &
LANDSCAPE PLAN

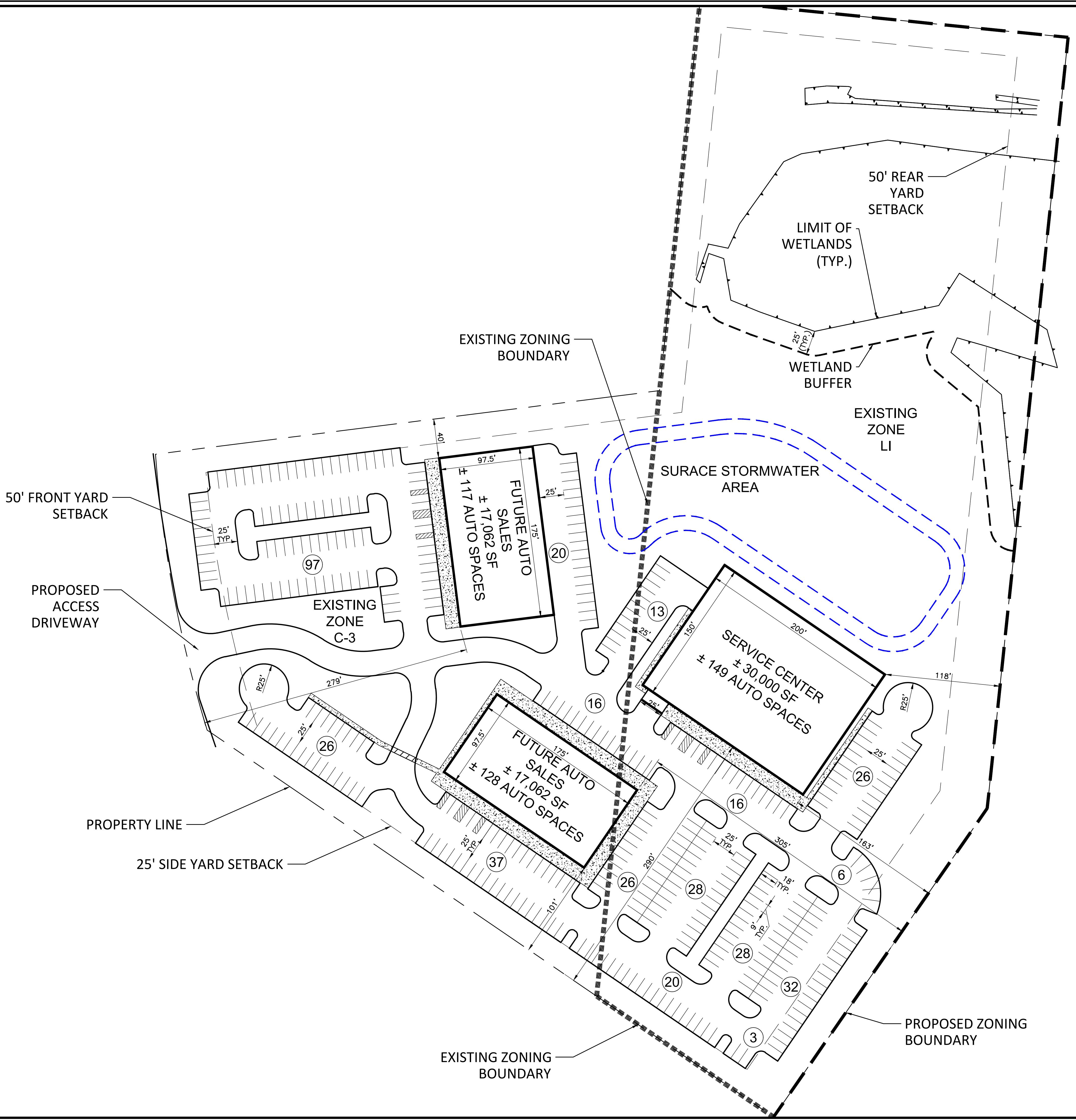
PREPARED BY
WILKINSON & ASSOCIATES, INC.
THE COMMONS AT VALLEY FORGE
1220 VALLEY FORGE ROAD
SUITE 22
PHOENIXVILLE, PA 19460
PHONE (610) 415-1220
FAX (610) 415-1224

DESIGNED
MRS
CHECKED (PM)
MRS
DATE
11/01/2022
SCALE
AS SHOWN

PROJECT #
2021-231
DRAWING #
3
OF
11

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MONICA R. SWEENEY
P.E. #PE-078860

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.
Coordinate your projects via Coordinate PA at www.coordinatepa.org
Pennsylvania One Call System Serial Number _____



ZONING NOTE:

1. PROJECT PROPOSES TO ALTER EXISTING ZONING BOUNDARY TO MATCH PROPERTY LINE. ENTIRETY OF PARCEL PROPOSED TO BE C-3 – HIGHWAY COMMERCIAL DISTRICT ZONING.
2. EXCEPTION 20 – PLAN BK 16231, PG 1: SETBACKS, IMPERVIOUS COVERAGE, ETC. REQUIREMENTS FOR FUTURE LAND DEVELOPMENT TO BE BASED ON PROPOSED R-O-W NOT ULTIMATE R-O-W.

ZONING DATA

EXISTING ZONING DISTRICT CLASSIFICATIONS: (SPLIT ZONED PARCEL) C3 – HIGHWAY COMMERCIAL DISTRICT & LI (LIMITED INDUSTRIAL DISTRICT)

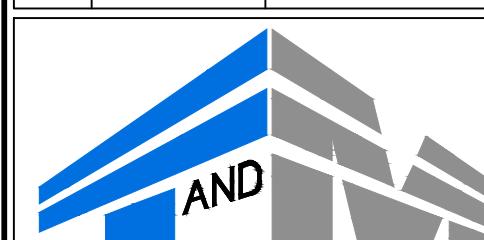
EXISTING USES: VACANT

PROPOSED USES: SERVICE AND MINOR REPAIRS TO MOTOR DRIVEN VEHICLES, BUT NOT INCLUDING BODY OR FENDER REPAIR, PAINTING OR MAJOR OVERHAUL (CONDITIONAL USE FOR ZONE C3 – §200–39.B.9), VEHICULAR SALES ESTABLISHMENT (CONDITIONAL USE FOR ZONE C3 – §200–39.B.7) & ANY USE SIMILAR TO THE ABOVE PERMITTED USES NOT SPECIFICALLY PROVIDED FOR HEREIN, PROVIDED THAT THE USE MEETS THE PERFORMANCE REQUIREMENTS OF §200–82 OF THIS CHAPTER (SPECIAL EXCEPTION FOR ZONE L1 – §200–44.L1).

ZONING REQUIREMENTS TABLE:

		<u>EXISTING</u>			<u>PROPOSED</u>
		<u>C3 ZONE REQUIREMENTS (CODE SECTION)</u>	<u>LI ZONE REQUIREMENTS (CODE SECTION)</u>	<u>C3 ZONE REQUIREMENTS (CODE SECTION)</u>	
MINIMUM LOT AREA	30,000 SF	(200-40.B)	3 ACRES (130,680 SF)	(200-45.A)	±600,700 SF
MINIMUM WIDTH	100 FEET	(200-40.C)	300 FEET	(200-45.B)	± 275 FEET
MAXIMUM BUILDING AREA	30%	(200-40.E.1)	35%	(200-45.D)	± 7.8%
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	(200-40.E.2)	60%	(200-45.D)	± 24%
MINIMUM FRONT YARD SETBACK	50 FEET	(200-40.D.1)	75 FEET	(200-45.C.1)	± 178 FEET
MINIMUM SIDE YARD SETBACK	25 FEET / 50 FEET ABUTTING RESIDENTIAL PROPERTY, PUBLIC STREET OR HIGHWAY	(200-40.D.2)	50 FEET / 100 FEET ABUTTING RESIDENTIAL DISTRICT	(200-45.C.2)	± 76 FEET
MINIMUM REAR YARD SETBACK	50 FEET	(200-40.D.3)	50 FEET / 100 FEET ABUTTING RESIDENTIAL DISTRICT	(200-45.C.2)	±492 FEET
SPECIAL SETBACK FROM ROUTE 100	N/A	N/A	100 FEET	(200-45.C.3)	N/A
MAXIMUM HEIGHT OF BUILDING	35 FEET	(200-40.F)	35 FEET	(200-45.D)	TBD

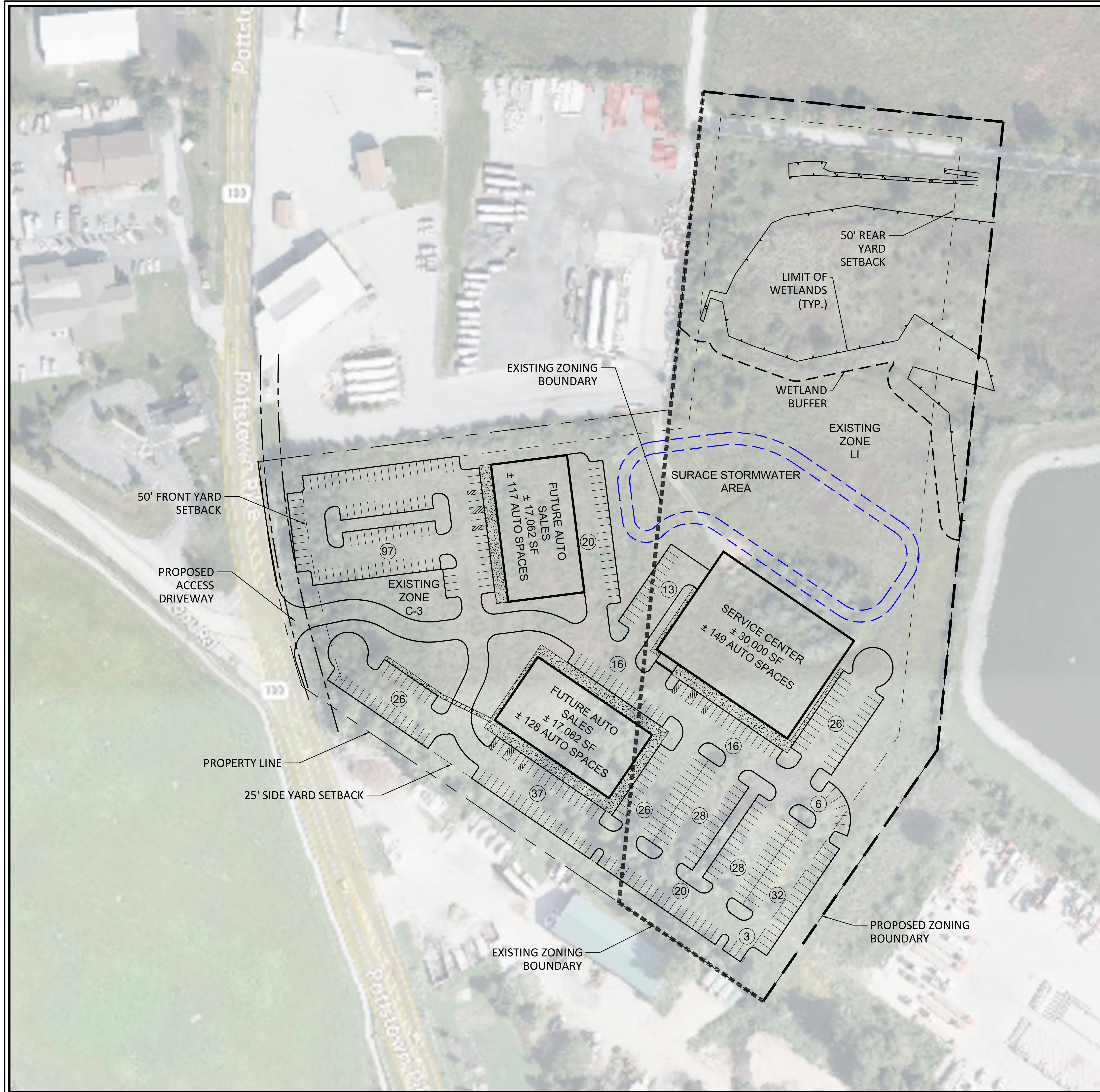
RDS AUTOMATIVE GROUP
500 POTTSTOWN PIKE
UPI 32-1-34.1C
UPPER UWCHLAN TWNSHIP, CHESTER COUNTY, PA



YOUR GOALS. OUR MISSION.

OFFICES LOCATED IN:

DESIGNED BY	JDT
CHECKED BY	DM
DRAWN BY	AA
DATE	11/4/2022
SCALE	AS NOTED
PROJ. NO.	PORS00016



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ZONING DATA			
EXISTING ZONING DISTRICT CLASSIFICATIONS: (SPLIT ZONED PARCEL) C3 – HIGHWAY COMMERCIAL DISTRICT & LI (LIMITED INDUSTRIAL DISTRICT)			
EXISTING USES: VACANT			
PROPOSED USES: SERVICE AND MINOR REPAIRS TO MOTOR DRIVEN VEHICLES, BUT NOT INCLUDING BODY OR FENDER REPAIR, PAINTING OR MAJOR OVERHAUL (CONDITIONAL USE FOR ZONE C3 – \$200-39.B.9), VEHICULAR SALES ESTABLISHMENT (CONDITIONAL USE FOR ZONE C3 – \$200-39.B.7) & ANY USE SIMILAR TO THE ABOVE PERMITTED USES NOT SPECIFICALLY PROVIDED FOR HEREIN, PROVIDED THAT THE USE MEETS THE PERFORMANCE REQUIREMENTS OF \$200-82 OF THIS CHAPTER (SPECIAL EXCEPTION FOR ZONE LI – \$200-44.J.1)			
ZONING REQUIREMENTS TABLE:			
	EXISTING	PROPOSED	
	C3 ZONE REQUIREMENTS (CODE SECTION)	LI ZONE REQUIREMENTS (CODE SECTION)	C3 ZONE REQUIREMENTS (CODE SECTION)
MINIMUM LOT AREA	30,000 SF	(200-40.B)	3 ACRES (130,680 SF)
MINIMUM WIDTH	100 FEET	(200-40.C)	300 FEET
MAXIMUM BUILDING AREA	30%	(200-40.E.1)	35%
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	(200-40.E.2)	60%
MINIMUM FRONT YARD SETBACK	50 FEET	(200-40.D.1)	75 FEET
MINIMUM SIDE YARD SETBACK	25 FEET / 50 FEET ABUTTING RESIDENTIAL PROPERTY, PUBLIC STREET OR HIGHWAY	(200-40.D.2)	50 FEET / 100 FEET ABUTTING PERMANENT RESIDENTIAL DISTRICT
MINIMUM REAR YARD SETBACK	50 FEET	(200-40.D.3)	50 FEET / 100 FEET ABUTTING RESIDENTIAL PROPERTY, PUBLIC STREET OR HIGHWAY
SPECIAL SETBACK FROM ROUTE 100	N/A	N/A	100 FEET
MAXIMUM HEIGHT OF BUILDING	35 FEET	(200-40.F)	35 FEET
		(200-45.D)	(200-45.C.1)
			± 178 FEET
			± 76 FEET
			± 492 FEET
			N/A
			TBD

RDS AUTOMOTIVE GROUP
500 POTTSTOWN PIKE
UPI 32-1-34-1C
UPPER UCHIAN TOWNSHIP, CHESTER COUNTY, PA

CONCEPTUAL SERVICE CENTER AND
DEALERSHIP SITE LAYOUT



OFFICES LOCATED IN:
DELAWARE, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY	JDT
CHECKED BY	DM
DRAWN BY	AA
DATE	11/4/2022
SCALE	AS NOTED
PROJ. NO.	PORS00016

DRAWING CP-1
SHEET 1

60' 30' 0 60' 120'
1' = 60'

1



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 13, 2022
6:00 p.m. Workshop,
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; Jim Dewees, Jim Shrimp, Jeff Smith

Greg Magulak, P.E., Gilmore & Associates (Meeting)
Gwen Jonik, Planning Commission Secretary

Absent: Chad Adams, David Colajezzi, Stephen Fean, Ravi Mayreddy

6:00 p.m. Workshop

Joe Stoyack had provided a chart of the current by-right uses for each of the commercial zoning districts – C1 Village Commercial, C2 Limited Commercial and C3 Highway Commercial – as well as the Limited Industrial District (LI). The Commission is reviewing the uses to determine whether they need to be updated. Are there uses that should be added to the district(s), deleted, revised?

Discussion included:

1. The by-right uses in the C2 are the same as the Planned Industrial/Office (PI/O). Why retain the C2 District? Consensus was to 'merge' the one, small C2 District, which is southwest of the Turnpike overpass on Route 100, with the adjacent PI/O, Eagleview Corporate Center. Currently there are several residential properties in the C2 District. Are they considered non-conforming? The Township Solicitor will be asked to advise what effect, if any, changing the C2 district to PI/O would have on those residential properties, and to draft an ordinance amendment / zoning map change to change the C2 to PI/O.
2. The small parcel south of the Turnpike overpass on the east side of Route 100 is zoned C3 and is part of the parking lot for the hotel in Uwchlan Township. Should that also be changed to PI/O?
3. C1 Village Commercial District is currently the west side of Route 100 from Simpson Drive to Little Conestoga Road, Park Road from the Townes at Chester Springs to Route 100, the east side of Route 100 from Station Boulevard to Byers Road, then along both sides of Byers Road from Route 100 to just past Senn Drive. Could it be expanded to include along Route 100 from end to end?
4. The Board of Supervisors' list of priorities for the Comprehensive Plan update includes "responsible commercial zoning", regarding uses, buffer zones, restrictions or guidelines to minimize eyesores.
5. What kinds of businesses would we want to attract if parcels along the Route 100 corridor sell and are re-developed? Big box stores? The larger parcels could potentially be subdivided, which might make it easier for businesses to come in and prosper.

6. Perhaps the uses in the C3 Highway Commercial District should build upon what's permitted in the C1 Village Commercial District; anything allowed in C1 is allowed in the C3, and then some.
7. The southern Graphite Mine Road intersection is in the C3, then it's in the C1 through Byers Road. C3 picks up again along Route 100 from Fellowship Road to Chester Springs Crossing.
8. It would be nice to know why some of the uses are by-right and others require conditional use – is it better oversight by the zoning department, due to fire safety issues, etc.?
9. Adaptive reuse of historic structures should be given greater priority or attention, encouraged. What incentives could be provided to encourage adaptive reuse? Should adaptive reuse be a by-right use everywhere?
10. There are uses that aren't consistent between the Limited Industrial (LI) and Planned Industrial/Office (PI/O). This will be discussed further at the next meeting.

7:00 p.m. Meeting

Sally Winterton called the meeting to order at 7:00 p.m. A quorum was present. There was 1 citizen in attendance. Sally thanked those who attended the workshop. Robert and Amy McHugh – 270 Moore Road Sketch Plan. This was listed on the agenda, though their attendance had not been confirmed.

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the September 8, 2022 Planning Commission Meeting. The motion carried with four (4) in favor and one (1) abstention (Shrimp).

Sally Winterton announced the next meeting date of November 10, 7:00 p.m. A workshop will most likely be held at 6:00 p.m.

Open Session

Joe Stoyack noted the Comprehensive Plan update is moving along, multiple Village Concept Plan meetings have been held, the Village Design Guidelines meeting is scheduled for 10/24/22; zoning ordinances are being reviewed as part of the Comprehensive Plan update; the Environmental Advisory Council (EAC) is working on the Sustainable Community Assessment; October is the month that comments, updates, and drafts from boards and commissions are due, to then be shared among all boards and commissions for further review. We'll develop questions for a survey in the Spring, for public input for updating the Comprehensive Plan.

Jim Dewees advised that the American flag retirement ceremony went well last weekend.

Adjournment

Jim Dewees moved to adjourn at 7:20 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary