



TOWNSHIP OF UPPER UWCHLAN
CONDITIONAL USE HEARING

June 13, 2023

5:00 p.m.

Minutes

Approved

Applicant: 260 Sierra Drive, L.P. c/o Hankin Group

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

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair
Jennifer F. Baxter, Vice-Chair
Andrew P. Durkin, Member

Kristin Camp, Esq., Township Solicitor
Mark Hagerty, Court Stenographer

Township Administration

Tony Scheivert, Township Manager
Gwen Jonik, Township Secretary
Rhys Lloyd, Building Code Official
Anthony Campbell, Zoning Officer
Tom Jones, Police Chief

Mrs. D'Amico called the Hearing to order at 5:03 p.m. The Hearing is for Applicant 260 Sierra Drive, L.P. There were 6 citizens in attendance. The following is a brief summary of the testimony. The Court Stenographer's transcript is the official Record of the Hearing.

Mrs. D'Amico asked Kristin Camp, Esq., to conduct the Hearing. Mark Hagerty recorded the proceedings, and his transcript is the official Record of the Hearing

Ms. Camp advised the Hearing is for an additional manufacturing use in an existing building at 260 Sierra Drive, a 26.5 acre parcel known as Eagleview Corporate Center Lot 1B in the PI Planned Industrial/Office District. The existing building is a 79,500 SF "flex" building, with a previously approved 30,000 SF are for manufacturing silicone hydrogel – a material for contact lenses. This application is requested via Township Code Section 200-49.M.(1) to utilize a portion of the previously approved space to manufacture another product, Seprafilm.

The following Board Exhibits were entered into the Record.

B1 = Conditional Use Application

B2 = Sketch Plan dated April 19, 2023

B3= Proof of Publication

B4 = Affidavit of Property Posting

B5 = Planning Commission June 8, 2023 meeting minutes

B6 = McMahon Associates review letter

B7= Gilmore & Associates review letter dated May 31, 2023

Ms. Camp asked if anyone wanted to be a Party, living in close proximity to the Application. There were none.

Alyson Zarro, Esq., Riley Riper Hollin & Colagreco, represented 260 Sierra Drive, L.P. Ms. Zarro distributed the Applicant's Exhibits A-1 through A-11.

David Frantz of DSM, Harold Pickar – Principal Process Engineer, and Neal Fisher of Hankin Group were sworn in and provided testimony. The building is fully occupied at this time by DSM, Essential Medical and Lung Pacer – manufacturing and research/development uses. Seprafilm is currently manufactured in Massachusetts, a re-absorbable barrier, a cellophane-type material so scar tissue doesn't attach to organs, then it dissolves into your system. Powders and ethanol are used to make the film. They'll recover/recycle/reuse @ 80% of the ethanol. The process is 24 hours/day, 5 days/week, mainly daytime labor with a few employees overnight.

Ms. Camp, the Board of Supervisors, Gerry Stein and Justin Smith asked questions regarding the materials used in the process, size of storage tanks, location of storage tanks, separation of DSM's 2 manufacturing processes, etc. Ms. Camp read through several conditions in the 2016 Decision, asking if they were still valid and Mr. Frantz agreed they are still valid.

The Hearing and Record were closed. Ms. Camp announced the Board has 45 days to render a Decision, which could take place at the Board's July 17 meeting or August 8 Workshop. The Applicant's Exhibits were entered into the Record. Ms. Camp adjourned the Hearing at 6:37 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary