



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
October 8, 2020
7:00 p.m.**

LOCATION: This meeting will be held **virtually**. Any member of the public interested in participating in the meeting should email the Township at tscheivert@upperuwchlan-pa.gov for a link and a password to join in the meeting. To minimize public exposure to COVID-19 and maintain social distancing, the meeting will be conducted via webinar. No attendance in-person will be allowed. If you require special accommodation, please call the Township office at 610-458-9400.

I. Call To Order

II. Eagleview Corporate Center Lot 9, UTI/Frontage
Preliminary/Final Land Development Plan

Review consultants' comments of the land development plan for modifications to the existing Universal Technical Institute and Frontage building site.

III. Approval of Minutes: September 10, 2020 Meeting

IV. Next Meeting Date: November 12, 2020 7:00 PM
Location: Will be noted on the website www.upperuwchlan-pa.gov

V. Open Session

VI. Adjournment



October 1, 2020

File No. 03-0987T15

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

Attention: Tony Scheivert, Township Manager

Reference: Eagleview Lot 9 – UTI/Frontage Laboratories
Preliminary/Final Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information submitted on behalf of The Hankin Group, the Applicant/Developer:

- Transmittal letter from Chester Valley Engineers, Inc., dated September 8, 2020 to Upper Uwchlan Township.
- Subdivision/Land Development Application prepared by Neal Fisher of The Hankin Group, dated September 8, 2020.
- Stormwater Management Narrative, dated September 8, 2020.
- Act 247 County Referral
- Sewage Facilities Planning Mailer
- Land Development Plan Set titled "Eagleview Lot 9" consisting of nine (9) sheets, prepared by Chester Valley Engineers, Inc., dated September 8, 2020.

G&A has completed our first review of the above referenced Preliminary/Final Land Development Application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

Please note that comments with an **(RW)** may require relief from the Township Ordinances, and denotes a requested waiver.

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

I. OVERVIEW

The subject site is located at 750 Pennsylvania Drive and is comprised of the Eagleview Lot 9 with a gross tract area of 27.177 and is located near the intersection of Stockton Drive and Pennsylvania Drive. The property is located in the PI Planned Industrial/Office District.

The Applicant is proposing to retrofit 73,000 square feet of the existing 231,045 square foot building currently used as classroom space into 23,000 square feet of office and 50,000 square feet of laboratory space. The Applicant is also proposing to remove 23 parking spaces in order to construct outdoor storage areas and loading docks and to reconfigure parking areas for the new use. There are no existing wetlands on the site, and the site is not located within a FEMA designated Flood Hazard Area.

No new stormwater management facilities are proposed since there is an overall reduction in the amount of impervious area and the limit of disturbance is under 1 acre.

A new sanitary sewer lateral is also proposed running south along the eastern building wall before connecting into the existing sewer lateral.

II. ZONING ORDINANCE REVIEW

1. § 200-73.H(3). – There is an overall reduction of 23 parking spaces; however, there is adequate parking provided for the trade school, laboratory, and offices proposed uses since there are 865 spaces required and 1,423 parking spaces provided.
2. §200-80. – The proposed use of the outdoor storage shall be specified and comply with this section, including any equipment and materials, and details shall be provided on the plans.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. **(RW)** §162-7.B.(2).(c) – The Applicant is requesting a Waiver to allow concurrent Preliminary/Final Plan review and approval. Due to the scope of the project, we would support this waiver.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

As stated above, as there is actually a reduction in impervious surface proposed, no stormwater management is required.

V. GENERAL COMMENTS

1. It appears that 23 parking spaces and not 24 spaces are being removed and the parking calculation shall be updated accordingly.
2. Provide a detail for the proposed 6-foot fence.
3. Remove the “Typical Pavement Section” detail, but leave the “Pavement Section Detail” from Sheet 8.

**VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.**

1. SALDO Section 162-9.H – Based on the ITE publication Trip Generation, 10th Edition, the proposed office/laboratory site will generate approximately 952 daily trips, 31 weekday morning peak hour trips, and 48 weekday afternoon peak hour trips. However, because this application is a redevelopment of the existing UTI space, without more information it is unknown whether the new use will generate more or less traffic than the UTI space, and therefore, additional information should be provided regarding the trip generation differences between the existing and proposed use.
2. SALDO Section 162-28.A and 162-28.E – Please clearly label the existing legal right-of-way along Pennsylvania Drive.
3. Please provide turning templates for the truck type anticipated to serve the new land use.
4. 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.
5. Additional comments regarding the land development plans may follow upon receipt of future submissions.

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

1. The Applicant is proposing to convert the existing 231,045 square feet (SF) classroom and laboratory facility into 157,045 SF educational use, 23,000 square feet of office

space and 50,000 SF of research and development space. In accordance with the Act 537 Plan, wastewater generated on this property is to be conveyed to and treated at the Eagleview Wastewater Treatment Plant which is located in Uwchlan Township. As such Uwchlan Township should have the opportunity to review since they will be responsible for wastewater conveyance and treatment. The proposed sanitary sewer usage should be listed on the plans in gallons per day.

2. The following comments are with regard to the Sewage Facilities Planning Module (SFPM) mailer package:
 - a. Available historical water usage records should be provided to justify the sewer usage(s) shown in the project narrative.
 - b. The project narrative computations should be revisited. According to the narrative, building's existing capacity allocation is 4,800 gallons per day (GPD). The Item 5 *Sewerage Flow* on the mailer should reflect the difference between the proposed future capacity and previously approved capacity allocation. The SFPM mailer should be revised accordingly.
 - c. A certification from Uwchlan Township which indicates the facilities have capacity and no hydraulic or organic overloads existing nor are projected within the next 5 years shall be provided, **prior to** Upper Uwchlan Township signing the mailer.
3. All proposed cleanouts within paved areas shall include cast iron covers under the remove caps.
4. All sanitary sewer improvements shall be designed and constructed in accordance with the Upper Uwchlan Township Municipal Authority Specifications.

This concludes our first review of the above referenced Final Land Development Application. We would recommend the plans be revised to address the above referenced comments. If you have any questions, please do not hesitate to contact me.

Sincerely,

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

Tony Scheivert, Upper Uwchlan Township Manager

Reference: Eagleview Lot 9 – UTI/Frontage Laboratories
Preliminary/Final Land Development Review
Upper Uwchlan Township, Chester County, PA

File No. 03-0987T15

October 1, 2020

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Christopher J. Williams, P.E. – McMahon Associates, Inc. (via email only)
David M. Schlott, Jr., P.E. – ARRO Consulting, Inc. (via email only)
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP (via email only)
Richard Ruth – Lionville Fire Company (via email only)
Neal Fisher, P.E. – Hankin (via email only)
Richard Stratton, PE – Chester Valley Engineers, Inc. (via email only)



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
September 10, 2020
7:00 p.m.
Minutes
DRAFT

LOCATION: This was a virtual meeting, held via Zoom audio/video conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Secretary for the link and password to join in the meeting.

In attendance:

Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Jim Dewees, Jim Shrimp, Chad Adams, Jeff Smith, Joe Stoyack, Mary Lou Lowrie – Gilmore & Associates, Chris Williams – McMahon Associates, Kathleen McCaig – Brandywine Conservancy, Tony Scheivert – Township Manager, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:02 p.m. A quorum was present. There were ten citizens in attendance.

Windsor Baptist Church – Final Land Development Plan

Phil Marks and Tom Ludgate attended to discuss the consultants' reviews of the final plan for the @ 8,600 SF building addition, for the Christian Academy's classrooms. Tom Ludgate advised that they've received approval of their E&S Plan (erosion and sedimentation) and that PaDEP determined a sewage planning module wasn't needed. They can comply with the technical items in the consultants' reviews but there are 2 items to discuss: the waiver from providing sidewalk along Park Road and the buffering at the southwest property line, abutting The Townes at Chester Springs. The Board of Supervisors denied the waiver from providing the sidewalk along Park Road during preliminary approval. This Plan includes that sidewalk, which will require a retaining wall at the corner of Park Road and Little Conestoga Road. Estimates for the retaining wall near 75,000. They request reconsideration of the waiver.

Discussion included: the sidewalk is necessary to Little Conestoga as increased traffic means an unsafe crossing at Ticonderoga (not signalized); the church's master plan does have driveway adjustments; delay construction of the sidewalk until toward the end of the project as the parsonage might get torn down, the corner regraded, and a retaining wall might not be needed.

The buffer along The Townes at Chester Springs was previously waived as there is no development planned there and the existing gravel parking area isn't changing either. They will provide buffering at the end of the new building addition.

Jim Dewees moved to recommend granting the waiver from providing the sidewalk along Park Road. Sally Winterton seconded. The Motion did not carry; three (3) in favor – Schoenberger, Winterton, Dewees; four (4) opposed – Stoyack, Shrimp, Smith, Adams.

Jeff Smith moved to recommend extending the waiver from providing the buffer along the Townes at Chester Springs as no changes are proposed to that area. Sally Winterton seconded and the Motion carried unanimously.

Jeff Smith recommended approval of the Final Plan, granting the buffer waiver as noted above, and conditioned on compliance with the remaining items in Gilmore & Associates' September 8, 2020 letter. Sally Winterton seconded and the Motion carried unanimously.

Eagleview Corporate Center UTI/Frontage Preliminary/Final Land Development Plan

Neal Fisher and Rick Stratton attended to introduce the Preliminary/Final Plan for modifications to the existing Universal Technical Institute (UTI) building. UTI has downsized, offering more training on-line and reduced their square footage. Frontage has an 80,000 SF building, which they'll continue to operate, plus move some of their office and labs into 73,000 SF of the UTI building. They'll share the front door. Proposed are modifications to the loading docks on the Turnpike side of the building, re-grading to raise for a 4' high dock, add a sewer lateral to the connect with the existing lateral which goes to the Eagleview Sewer Plant in Uwchlan Township. Also proposed is an outdoor storage area, if the Board approves amending the outdoor storage tank ordinance, and a self-contained diesel-powered generator. A citizen questioned if generator fuel was allowed.

Chad Adams moved, seconded by Jim Shrimp, to accept the Plan for consultants' review. Neal Fisher noted the exterior tanks are proposed only if the Board amends the outdoor storage tank ordinance. The Motion carried unanimously.

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the August 13, 2020 Planning Commission meeting. The Motion carried unanimously.

Bob Schoenberger stated the next scheduled meeting is October 8, 2020, 7:00 PM. Some members would like to hold the meeting in-person. Whether meeting in-person or virtual will be determined and posted on the website.

Open Session

Sally Winterton commented that at the Joint Boards & Commissions meeting earlier this week, the Board asked the Planning Commission to look at what types of businesses are permitted in industrial districts, are there any that shouldn't be permitted now, are there any that could be added. Technology can make it easier for businesses to operate in smaller buildings; sometimes that's a positive thing, sometimes a negative. Tony Scheivert noted that we need to be thoughtful of the interaction between the industrial lots and residential, allow for compatible uses; define uses by-right, requiring conditional use, special exception. Citizens commented on how Eagleview was 30 years ago; what is the definition of "light manufacturing", enforce zoning regulations such as landscaping/buffering, etc.

Jim Dewees questioned the status of the bridge for the stream crossing at the Reserve at Chester Springs. Gwen Jonik advised the bridge is on the punch list for completion by Toll Brothers.

Joe Stoyack asked the status of discussions with PennDOT regarding swapping Graphite Mine Road and Pottstown Pike, now that Pottstown Pike has been resurfaced. Tony Scheivert will follow up.

Sally Winterton noted that the new business owner of the Eagle Tavern, Bloom Southern Kitchen, has proposed decorative changes to the exterior of the building, in the form of murals of flowers painted on the sides of the building and potential relocation of the eagle. The proposed changes are receiving mixed reviews from the public.

Sally Winterton also mentioned the buyer of a home in Chester Springs Crossing was before the Zoning Hearing Board seeking relief from the setbacks in order to build a larger deck. The application was denied.

Adjournment

Jim Dewees moved, seconded by Joe Stoyack, to adjourn the meeting at 8:36 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary