



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
May 11, 2023

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
Continued review of residential zoning district uses.
- II. 7:00 PM Meeting Call to Order
- III. 260 Sierra Drive LP Conditional Use Application
Introduction to the Application regarding manufacturing.
Potential recommendation to Board of Supervisors.
- IV. Approval of Minutes: April 13, 2023 Meeting
- V. Meeting Updates ~ Reports
 - A. Environmental Advisory Council (EAC)
 - B. Historical Commission (HC)
 - C. Active Transportation Plan (ATP)
- VI. Next Meeting Date: June 8, 2023 7:00 p.m.
- VII. Open Session
- VIII. Adjournment

12/09/2022 Draft

Category	R-1 Zoning District
Purpose	to support the preservation of critical natural resources, such as streams, floodplains, wet soils, variable groundwater yield areas, and conditionally suitable for on-lot sewage disposal systems; to encourage continued agricultural, open space and conservation uses; to provide for continued low density residential development that is compatible with established use patterns; and to encourage and promote phased development throughout the Township by permitting low density residential uses in the R-1 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium and high density residential uses. The R-1 District establishes maximum density standards which provide for low density residential uses and promote the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems, and the control of soil erosion and flooding.
By-Right	A. Single-family detached dwelling and group home. B. Agriculture
Conditional Use	(1) Nursery, excluding retail sales and landscaping business, provided that they are situated no less than 100 feet from an adjoining property line or public right-of-way. (2) Educational or religious use. (3) Recreation uses, provided that no commercial activity or use such as amusement park, driving ranges, pitch and putt or miniature golf course, or similar use customarily carried on as a business, shall be permitted (see § 200-68). (4) Bed-and-breakfast [see § 200-62B(5)]. (5) (Reserved) (6) 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.
Accessory Use	(1) Customary residential accessory uses. (2) Customary agricultural accessory uses. (3) Private swimming pools
Special Exception	(1) Municipal or public uses; governmental or public utility building or uses. (2) Cemetery. (3) Kennels. (4) Home occupations
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

12/09/2022 Draft

Category	R-2 Zoning District
Purpose	to provide for low to moderate density residential development in areas of the Township which are not generally characterized by steep slopes or floodplains, but which nevertheless contain soils conditional for on-lot sewage disposal systems and variable groundwater yields; to encourage continued agricultural, open space and conservation uses in the R-2 District while also permitting low to moderate density residential development compatible with established use patterns; and to encourage and promote phased development throughout the Township by permitting low to moderate density residential uses in the R-2 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium and high density residential uses. The R-2 District establishes maximum density standards which provide the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems, and the control of soil erosion and flooding.
By-Right	Any use permitted by right in the R-1 District.
Conditional Use	(1) Educational or religious use. (2) Cemetery. (3) 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.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	None
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

12/09/2022 Draft

Category	R-3 Zoning District
Purpose	to encourage medium to high density residential development which is compatible with established use patterns; located in areas of the Township which contain environmental features generally suitable for such development; and accessible to transportation systems and community facilities appropriate for such development. The R-3 District is designed: (1) To provide a transition between areas of low and high density residential; and (2) To supply additional flexibility and opportunity for accommodating multifamily units at a lower density than permitted in other zoning districts of the Township.
By-Right	In addition to those uses permitted by right in the R-1 District, the following uses shall be permitted: (1) Single-family semidetached dwelling (twin). (2) Two-family detached dwelling (duplex).
Conditional Use	(1) Multifamily dwellings. (2) Mobile home park. (3) Nursing or convalescent home (see § 200-66). (4) Cemetery. (5) Municipal or public uses; governmental or public utility building or use. (6) 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.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	None
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

12/09/2022 Draft

Category	R-4 Zoning District
Purpose	to provide the opportunity for high density residential development to occur in areas which are compatible with established use patterns; located in areas of the Township which contain environmental features generally suitable for such development; and accessible to transportation systems and community facilities appropriate for such development. The R-4 District is designed to provide the opportunity for accommodating multifamily units at a density consistent with the character of the Township.
By-Right	Any use permitted by right in the R-3 District.
Conditional Use	(1) Multifamily dwellings. (2) 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.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-3-81.12 Date: May 2, 2023

Name of Applicant: 260 Sierra Drive LP c/o Hankin Group

Address: 707 Eagleview Boulevard, Exton PA 19341

Telephone: (610) 458-1900 Email: neal.fisher@hankinggroup.com

Owner of Parcel: 260 Sierra Drive LP

Address / Location of Parcel: 260 Sierra Drive

Zoning District: PI Existing Use: See attached Addendum

Article / Section Authorizing Conditional Use: 200-49.M(1)

Description of Proposed Conditional Use: See attached Addendum

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Four (4) printed copies and an electronic copy of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17)
3. Three (3) printed copies and an electronic copy of:
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

- * The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

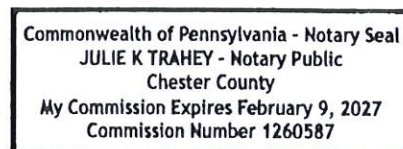
Neal FISHER
Printed Name of Applicant

Neal Fisher
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
2 day of May, 2023

Julie K. Trahey
Notary Public



260 SIERRA DRIVE CONDITIONAL USE APPLICATION ADDENDUM

May 2, 2023

260 Sierra Drive LP c/o the Hankin Group ("Applicant") is the owner of an approximately 26.505 acre property, known as Lot 1B in the Eagleview Corporate Center, located at 260 Sierra Drive and identified as Chester County UPI No. 32-3-81.12 ("Property"). The Property is zoned PI Planned Industrial/Office District and is improved with a 79,005 s.f. flex building currently used for manufacturing, warehousing, laboratory for scientific research and development, and offices. All of these uses, except for manufacturing, are permitted by right in the PI District. Manufacturing is permitted by conditional use.

On June 14, 2016, the Upper Uwchlan Township Board of Supervisors granted the Applicant's predecessor-in-title, the Hankin Group, conditional use approval for manufacturing of silicone hydrogel by DSM Biomedical ("DSM") or any successor company to DSM within a maximum of 30,000 s.f. of the building. Although a maximum of 30,000 s.f. of the building was approved for the manufacturing use, DSM anticipated utilizing 20,500 s.f. for the manufacturing use. In the intervening years, less than the total square footage previously approved for manufacturing use was utilized. Accordingly, Applicant is now seeking conditional use approval pursuant to Section 200-49.M(1) to utilize a portion of the existing space DSM occupies in the building for a different manufacturing use, which is the manufacture of Seprafilm, an adhesion medical barrier device. Seprafilm is currently manufactured in Massachusetts and the manufacturing operation would move to the Property. The total square footage of manufacturing in the portion of the building utilized by DSM would be 28,060 s.f. which would include the existing silicone hydrogel manufacturing use and the proposed Seprafilm manufacturing use.

The Township had approved a total square footage of the building of 80,505 s.f. at time the silicone hydrogel manufacturing use was approved. Applicant is now proposing to construct the additional 1,500 s.f. building which would be utilized for warehousing (a use permitted by right in the PI District). A total of 224 parking spaces are required for the four uses in their proposed configuration in the building. A total of 312 parking spaces were previously approved (with 54 parking spaces identified as future parking spaces). Applicant proposes to remove seven of the existing parking spaces and to place electrical equipment in the area of the parking spaces, resulting in a total of 305 parking spaces. The existing site conditions, proposed parking changes, and building addition are shown on the enclosed Conditional Use Plan prepared by Chester Valley Engineers, Inc. dated April 19, 2023.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

May 2, 2023

Mr. Neal Fisher
The Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

RE: Eagleview – Lot 1B (260 Sierra Drive)

Upper Uwchlan Township, Chester County, PA
TPD# HANK.00007

Dear Mr. Fisher:

As requested, Traffic Planning and Design, Inc. (TPD) has completed a traffic analysis in conjunction with the proposed Eagleview Lot 1B development. The site is located on the western side of Stockton Drive, with access via an extension of Sierra Drive in Upper Uwchlan Township, Chester County, Pennsylvania. The Lot 1B development will consist of an 80,505 square foot (s.f.) office building.

PREVIOUSLY ASSUMED USES

TPD previously prepared the 3/7/08 Traffic Analysis and subsequent 5/9/08 Traffic Response Letter for the subject site, both of which were based on an 80,000 s.f. building with access as currently proposed. The 5/9/08 letter assumed that the building would consist of 32,000 s.f. of office and 48,000 s.f. of warehouse space, with the following peak hour trip generation based on the manual Trip Generation, Seventh Edition, 2003, an Institute of Transportation Engineers (ITE) Informational Report. The trip generation of the previously assumed uses are summarized in **Table 1** below.

TABLE 1
FORMER PROPOSED USES
TRIP GENERATION SUMMARY

Time Period	Total Trips
Weekday A.M. Peak	72
Weekday P.M. Peak	71

PROPOSED USES

Per the Conditional Use Plan, it is TPD's understanding that there is a proposed 80,505 s.f. building will consist of 40,336 s.f. of Manufacturing, 28,118 s.f. of Research and Development, 5,910 s.f. of Warehouse, and 6,141 s.f. of Office.

The trip generation rates for the proposed building were obtained from the current manual *Trip Generation*, Eleventh Edition, 2021, an Institute of Transportation Engineers (ITE) Informational Report. For the proposed building, Land Use Codes 140 (Manufacturing), 760 (Research and Development Center), 150 (Warehousing), and 710 (General Office Building) from *Trip Generation* was used to calculate the number of vehicular trips the development will generate during the weekday A.M. and P.M. peak hours. **Table 2** shows the rates for the analyzed time periods.

**TABLE 2
PROPOSED LOT 1B
TRIP GENERATION DATA**

Land Use - ITE #	Time Period	Equation	Total Trips
Manufacturing - #140	A.M. Peak	$T = 0.68*(X)$	27
	P.M. Peak	$T = 0.74*(X)$	30
Research and Development Center - #760	A.M. Peak	$T = 1.03*(X)$	29
	P.M. Peak	$T = 0.98*(X)$	28
Warehousing - #150	A.M. Peak	$T = 0.17*(X)$	1
	P.M. Peak	$T = 0.18*(X)$	1
Office - #710	A.M. Peak	$T = 1.52*(X)$	9
	P.M. Peak	$T = 1.44*(X)$	9
Total	A.M. Peak	---	66
	P.M. Peak	---	68

Table 3 compare the former weekday A.M. and P.M. peak hour trip generation of the former and proposed uses of the site.

**TABLE 3
TRIP GENERATION COMPARISON**

Time Period	Total Trips	
	Former Site	Proposed Site
Weekday A.M. Peak	72	66
Weekday P.M. Peak	71	68

As shown in **Table 3**, during the weekday A.M. and P.M. peak hour, the proposed Lot 1B trip generation is comparable, but slightly less than the former assumed Lot 1B uses. Therefore, the proposed Lot 1B building will be comparable to the previously approved building from a traffic perspective.

Also, please note, ITE defines the manufacturing use as, "A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions. Therefore, ITE's definition of Manufacturing includes all the proposed site uses. Utilizing ITE's trip generation rates for the entire 80,505 s.f. building as opposed to the separate uses outlined in **Table 2**, will result in 55 total trips during the weekday A.M. peak hour, and 60 total trips during the weekday P.M. peak hour. This alternative trip generation evaluation is also comparable, but less than the previously approved trip

generation for the site.

Please do not hesitate to contact us if you have any questions or comments.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Guido W. DiMartino, P.E.

Regional Leader – Transportation Planning



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

April 13, 2023

6:00 p.m. Workshop,

7:00 p.m. Meeting

Minutes

Draft

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

6:00 p.m. Workshop

Attendees:

Sally Winterton, Chair; Chad Adams, Jim Dewees, Jeff Smith
Gwen Jonik, Planning Commission Secretary

Sally Winterton called the Workshop to order at 6:16 p.m. The group reviewed the current residential district uses. Discussion included: the concept of an agriculture preservation overlay; affordable housing – is that subsidized housing, perhaps in the Planned Industrial/Office (PI/O) district, are there grants for that; in-law quarters – allowed if attached to an existing house; if detached, can that be considered a customary residential accessory use? For family only and detached, there should be additional approvals required. Make sure the references are crossing each residential district.

The Workshop was adjourned at 6:56 p.m.

7:00 p.m. Meeting

Attendees:

Sally Winterton, Chair; Chad Adams, Jim Dewees, Ravi Mayreddy, Jeff Smith
MaryLou Lowrie, P.E., Gilmore & Associates
Gwen Jonik, Planning Commission Secretary

Absent: David Colajezzi, Stephen Fean, Joe Stoyack

Sally Winterton called the Meeting to order at 7:00 PM as a quorum was present. There were 7 citizens in attendance. There were 7 citizens in attendance.

301 Park Road / P.J. Reilly Headquarters – Revised Preliminary Land Development Plan

Monica Sweeney, P.E., Wilkinson & Associates, summarized the project, then discussed Gilmore's April 7, 2023 review letter, which included all of the consultants' comments.

The parcel currently contains a ranch house. PennDOT recently expanded the turnpike bridge adjacent to the parcel. The project is to construct a building to consolidate P.J. Reilly's work and office space – part office space, part garage, and will include a storage yard for equipment, public water and public sewer, stormwater management on site, with a retaining wall around the site and slightly into the existing basin. There will be 1 above-ground basin and 3 in-ground basins, with an Operation & Maintenance Agreement for the basin. They'll seek variances for encroaching the rear yard setback, for the front parking lot being within 25' of the ultimate right-of-way and for the storage area in the front yard. They have approximately 40 employees – about half work in the office, the other half go right to the job sites. They will seek waivers from providing sidewalks, as the trail is across the road, regarding the stormwater management setback – they're proposing a larger basin to retain the water and release it slower, and from providing all the required landscaping as there isn't enough room. They propose fewer plantings but plants with larger caliper and taller and include existing plants in the count. Commission members suggested a tree inventory be done, determine

what trees would remain, and to make sure the storage area is well-screened. They discussed the Applicant seeking the variances with the Zoning Hearing Board before the Commission considers any recommendations to the Board.

Jeff Smith moved that the Planning Commission recognizes the Applicant's waivers and variances, that the Commission has no objections, no contest, to the variances and agrees with the waivers, and that the Applicant will comply with all other comments in Gilmore's review letter. The waivers include no sidewalks and to not provide all the required plantings, but screening to the fullest extent on the Lot. Jim Dewees seconded, and the motion carried unanimously.

Ms. Sweeney advised they will seek the variances from the Zoning Hearing Board before returning to the Planning Commission.

100 Greenridge Road Preliminary Land Development Plan

Alyson Zarro, Esq., representing Toll Mid-Atlantic, introduced Toll's Preliminary Land Development Plan for 100 Greenridge Road, proposing 64 single family dwellings. The Zoning Hearing regarding construction in steep and prohibitive slopes began last evening and will continue May 31, 2023. The Preliminary Plan has much more detail than the plans that were submitted for the conditional use hearings and the zoning hearing. There are 8 waivers requested.

Ms. Zarro/Toll have provided a waiver from the MPC plan review clock. Ms. Zarro highlighted the changes to the plan since receiving conditional use approval: the spine road width has been reduced to 28' wide, there are only 3 houses proposed at the entrance near Greenridge Road – the other lot has been moved to the top, there's a village green and tot lot, some trails were removed, the western property line will have a 50' undisturbed buffer – all grading will stop at the property lines, sidewalks are on both sides of the streets, there's a 10' landscaped buffer along the Shea Lane properties, the existing wire fence will remain and be the responsibility of the homeowners association, the emergency access from Lauren Lane is delineated with bollards which will be coordinated with the fire marshal or fire company, the grade of the road will be 10% or 11%, and the extra disposal field is to be kept in reserve.

Gerry Stein, Greenridge Road resident, questioned the waivers, approval process, and difference between waivers and variances. Commission members and Ms. Zarro answered his questions.

Steve Egnaczyk, Stonehedge resident, commented the topographic map he was viewing was outdated and Toll should have to update it for accuracy of existing conditions. Ms. Zarro will check with Toll about the latest survey and the data it was based upon.

Sue Quake, Lauren Lane resident, questioned the number of waivers. Ms. Zarro advised that the number of waivers is dependent on the size and complexity of each development.

Chad Adams moved, seconded by Jim Dewees, to accept the Preliminary Plan for consultants' review. The motion carried unanimously.

Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees, to approve as presented the minutes of the March 9, 2023 Planning Commission meeting. The motion carried unanimously.

Gerry Stein questioned the result of the discussion regarding Airbnbs. He was advised that it was just a discussion, no result.

Meeting Updates

Environmental Advisory Council (EAC). Jeff Smith reported the EAC is investigating a single-use plastic ban but they're concerned what that would mean for local businesses; an E-waste and shredding event is scheduled for May 20; they're looking into adopting a road for cleanup.

Historical Commission (HC). Gerry Stein reported in David Colajezzi's absence that the stucco has been removed from the Fetters farmhouse; the HC is working on an historic resource protection plan and whether it'll be for the villages or township-wide; Sally Winterton advised the Township will again be on the County's Town and Village Walk summer program; and Gerry reported the HC will also participate in The Life & Times of the Struble Trail in May and the Township Block Party in June.

Active Transportation Plan (ATP). Sally Winterton reported in Steve Fean's absence that a public survey will be crafted for residents to complete regarding traffic issues -- trail connections, fitting in bicycle lanes, swapping Route 100 with Graphite Mine Road, etc. There will be a public meeting May 17 to start the process.

Gerry Stein asked if the Commission had reviewed the draft Historic Resource Protection Plan. Gwen Jonik advised that several Commission members had comments and they would be forwarded to the HC.

Sally Winterton announced the next scheduled meeting is May 11, 2023. Gwen Jonik advised she wouldn't be in attendance.

Open Session

Sally Winterton commented that with increased interest in community gardens, is that topic for the homeowners' associations (HOA) to promote and 'install'. It is believed that each HOA would have to determine the level of interest and where it could be located.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 8:57 p.m. All were in favor.

Respectfully submitted,

Gwen Jonik,
Planning Commission Secretary