



**LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS**

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March 10, 2025

West Vincent Township Board of Supervisors  
Mr. Jim Wendelgass, Township Manager  
729 St. Matthews Road  
Chester Springs, PA 19425

RE: Pothouse-Kimberton, LLC Self Storage  
986 & 990 Pottstown Pike  
Conditional Use Review Letter

Dear Board of Supervisors:

As requested by the Township, LTL Consultants has reviewed the Conditional Use Application for the construction of a commercial self-storage facility in the PC/LI District. The properties are located along Route 100 about 1,150 feet south of the intersection with Route 401. The properties are Tax Parcel UPI 25-6-84 and 25-6-70. The total combined property acreage is 5.305 acres. The property is located within two zoning districts. The LVCC District is on the northern portion of the lot and the PC/LI District is on the southern portion. UPI 25-6-70 is mostly wooded however, there are areas of the property where construction activity has encroached from neighboring adjacent properties to south and west.

Zoning relief has been obtained for Parcels UPI 25-6-84 and 25-6-70 on 5/25/23, to expand the building on UPI 25-6-84 by 29.7% to convert the use to an Urgent Care. A dimensional variance was granted for UPI 25-6-70 to permit one side yard of 45 ft, rather than the required 75 ft. A list of conditions was attached to the zoning relief. One condition was that the applicant or the Township must obtain ownership of the portion of land owned by Sweetwater Natural Products, LLC that is required to build Lexington Road, a future connector road.

It is our understanding that the applicant has secured the necessary land from Sweetwater Natural Products, LLC with a minor subdivision approval in 2024.

The applicant has now submitted a Conditional Use Application pursuant to Section 390-53.B(13), as a use not specifically provided under uses "by right" or conditional use in the PC/LI District. The proposed use must meet the performance standards of Section 390-156.

The purpose of this letter is to provide comments regarding compliance with the performance standards of Section 390-156 and Section 390-219, Conditional Uses. The following information was submitted for review:

- Conditional Use Plan, 6 Sheets, dated 1/29/25, prepared by Commonwealth Engineers; and
- Conditional Use Application Package, dated 1/30/25, prepared by Reger, Rizzo, Darnall, LLP.

The following comments are offered for your consideration:

- I. Section 390-156 – Pursuant to Section 390-53.B(13), the proposed use must meet the performance standards of Section 390-156.
  - a. Air Quality – There shall be no storage or materials that will emit smoke, ash, dust, fumes, vapors, gases or other matter toxic, corrosive or noxious into the air which violates the Pennsylvania Air Pollution Control Laws. Applicant shall discuss rental agreements that outline specific terms regarding items prohibited from storage onsite.
  - b. Fire and explosive hazards - All buildings and structures and activities within such buildings and structures shall conform to the Building Code, the Fire Prevention Code, and other applicable Township ordinances. There shall be no storage of flammable and explosive material allowed in the facility. Applicant shall discuss rental agreements that outline specific terms regarding items prohibited from storage onsite.
  - c. Heat and glare – Architectural renderings shall be provided showing that the material on the structure shall not be reflective.
  - d. Liquid and solid waste – Contaminated liquids and solid waste shall not be stored at the facility. The land development proposal shall obtain the necessary sewage permit from CCHD for the proposed holding tanks shown on the plan.
  - e. Noise – Commercial and business land used shall operated at a sound level limit of 65 dBA from 7:00 am to 10:00 pm and 60 dBA from 10:00 pm to 7:00 am. Typically, self-storage facilities are not considered loud facilities. The applicant shall discuss timeframe of operations. The facility is proposed in a secluded location and vegetated screening shown on the Landscape Plan will help limit the travel of noise across the property line.
  - f. Odors – Reference the comment above regarding air quality.
  - g. Vibration - No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at or at any point beyond the lot lines. This is not anticipated to be an issue for this proposed use.
  - h. Radioactivity or electrical disturbances – The site shall not store any radioactive materials, equipment of supplies. Applicant shall discuss rental agreements that outline specific terms regarding items prohibited from storage onsite.

- i. Public health and safety - No use shall create any other objectionable condition in an adjoining area which will endanger public health and safety or be detrimental to the proper use of the surrounding area. The conditional use plans show that the facility will have a fence around the building. Detail shall be provided on this fence. The applicant shall discuss what measure will be taken to keep the general public out of the self-storage area (ie fence, camera, alarms, etc...).
2. Section 390-219.C.1 - To allow adequate evaluation of any conditional use application by the Board of Supervisors, the applicant shall provide any information necessary to ensure that the below conditions are being met. The following sections of the ordinance should be further discussed with the Board of Supervisors:
  - a. Section 390-219.C.1.e – The proposed use is consistent with the general nature of surrounding uses and will not conflict with existing uses on neighboring properties, and will be maintained in a manner that will protect the character and property values of the surrounding area.

Extensive plantings will be required to mitigate adverse visual impacts of the 3-story self-storage facility. The Township Landscape Architect, in his 12/16/22 preliminary review letter, recommended a solid screen of evergreen trees at least 10' minimum height along the north and west property boundaries and enhancing the evergreen tree buffer with the school property. Architectural renderings should be provided to show that the building design is compatible with the surrounding area.
  - b. Section 390-219.C.1.f – The proposed use will provide for safe and adequate access to roads and public utilities and will not create excessive demands on existing streets, services, utilities, stormwater controls, or adversely affect surrounding properties or the area in general.

For a Conditional Use, the Applicant shall present evidence of the parking needs for the Supervisors to review. Section 390-135.F does not specifically list Self-Storage as a Use. Consequently, there is not a specified number of parking spaces required. The plan states seven (7) spaces are provided. The Traffic Engineer review letter dated 1/08/25, by McMahon states that based on the ITE publication, Parking Generation Manual, 5<sup>th</sup> Edition, the proposed self-storage facility would require 10 parking spaces.
3. Section 390-219.C.2 - The Board of Supervisors may impose such conditions as it deems necessary to ensure compliance with the above standards, including but not limited to the satisfaction of all the applicable requirements and provisions of Chapter 315, Subdivision and Land Development, of the Township's Code and all other Township codes and ordinances, and other regulatory governmental agencies, and may require any impact statements per Section 315-13I of Chapter 315, Subdivision and Land Development, of the Code of the Township of West Vincent.

LTL Consultants recommends granting the Conditional Use with the condition of addressing all comments in this letter.

Sincerely,

A handwritten signature in blue ink, reading "Norman A. Ulrich III, P.E." with a stylized, cursive script.

Norman A. Ulrich III, P.E.  
LTL Consultants, Ltd.  
Principal/ Municipal Engineer

Christina Casey, Township Secretary (via email only)  
Jim Wendelgass, Township Manager (via email only)  
Tracey Franey, Zoning Officer (via email only)  
Planning Commission Members (via email only)  
David Onorato, Esq., Township Solicitor (via email only)  
Navneet Sharma, M.D., Landowner (via email only)  
Jim Haigney, Commonwealth Engineers, Inc. (via email only)

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