

June 28, 2024

Members of the West Bradford Township Board of Supervisors  
1385 Campus Drive  
Downingtown, PA 19335

1385 Campus Drive  
Downingtown PA 19335  
*phone* (610) 269-4174  
*fax* (610) 269-3016  
*web* WESTBRADFORD.ORG

**Re: Conditional Use Application:**

**CU #50**

**LOCATION OF PROPERTIES:**

**UPI:**

**AREA:**

**APPLICANT/OWNER(S) OF RECORD:**

1426 Marshallton-Thorndale Road

50-2-8.3D

47.30-acres

United Sports Training Center, LLC

1426 Marshallton-Thorndale Road

Downingtown, PA 19335

**ZONING DISTRICT:**

I – Industrial District

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**SUMMARY:**

A Conditional Use application has been submitted to the West Bradford Township Board of Supervisors to amend an existing Decision and Order granted for a Conditional Use (CU #46) to allow the construction of a "seasonal air structure" to utilized on a temporary basis. This Conditional Use Application is being submitted to allow for this structure to remain on a permanent basis.

Please review the submitted information and let me know if you have any further questions or comments.

Sincerely,



Joseph Antonelli

*Director of Planning and Zoning*

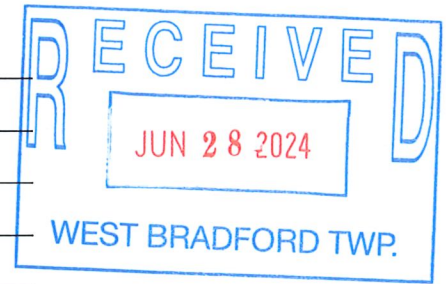
**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS  
CONDITIONAL USE HEARING APPLICATION**

Date: 24 June 2024

Applicant: United Sports Training Center LLC

Address: 1426 Marshalton Thorndale Road  
Downingtown PA 19355

Telephone Number: 610 466 7100



**Respectfully Represents:**

- 1) That United Sports Training Center LLC is the equitable owner of the following described tract(s) of land. (In the case of multiple ownership of the tract(s), a written agreement between the parties involved that the development will be in accordance with a single plan with common authority and common responsibility must be attached.

- a) Tax Map Lot No. (s) 50-2-8.3D Total Area aprox 82 acres  
b) Location 1426 Marshalton Thorndale Road  
c) Present Use Sports Complex

- 2) That said property is located in the Industrial zoning district(s) under the provisions of the Township of West Bradford Zoning Ordinance, as amended to date.

- 3) That the developer of the proposed use will be: Sports Complex

*(Name & Address)*

- 4) That the specific Ordinance section(s) upon which the application for Conditional Use is based is: 450-57.B(2)(j)(6). Applicant seeks to modify 10 August 2021  
CU Order respecting Seasonal Nature of Air Structure.

**\$1000.00 Fee**

- 5) That the following items must be included with and be part of this application:
- a) \$1000.00 fee (as determined by the Board of Supervisors by Resolution.)
  - b) Triplicate copies of an accurate plan of the lot or property, drawn to scale, showing the dimensions of the lot, location of corner stakes or monuments, the setback or restriction lines, the area of the lot in square feet, any water courses or right-of-way which may extend through the property, adjoining property owners, and any existing improvements and/or proposed improvements. The plan shall be dated and signed by a registered engineer or land surveyor or as directed by the Board of Supervisors.
  - c) Triplicate copies of the deed for the property in question.
  - d) A statement of the grounds for the request or of the reasons both in law and in fact for the granting of the Conditional Use, including a description of the use of neighboring properties, where pertinent.

Signature(1)\_\_\_\_\_

(applicant)

Signature(2)\_\_\_\_\_

(applicant)

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**OFFICIAL USE ONLY - DO NOT WRITE BELOW THIS LINE**

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Date Application Received\_\_\_\_\_

Fee Received\_\_\_\_\_

Hearing Date\_\_\_\_\_

Hearing Date Advertised\_\_\_\_\_

Notice Sent\_\_\_\_\_

Date Copied to Township Solicitor\_\_\_\_\_

Date Decision Rendered\_\_\_\_\_

United Sports Training Center LLC seeks to re-open the Conditional Use proceeding, solely limited to the seasonal nature of the air structure. Applicant asserts that changed circumstances exist in that the time involved and the costs for disassembly, storage, and re-erecting the air structure are vastly different than the projections provided by the manufacturer at the start of this project in 2019.

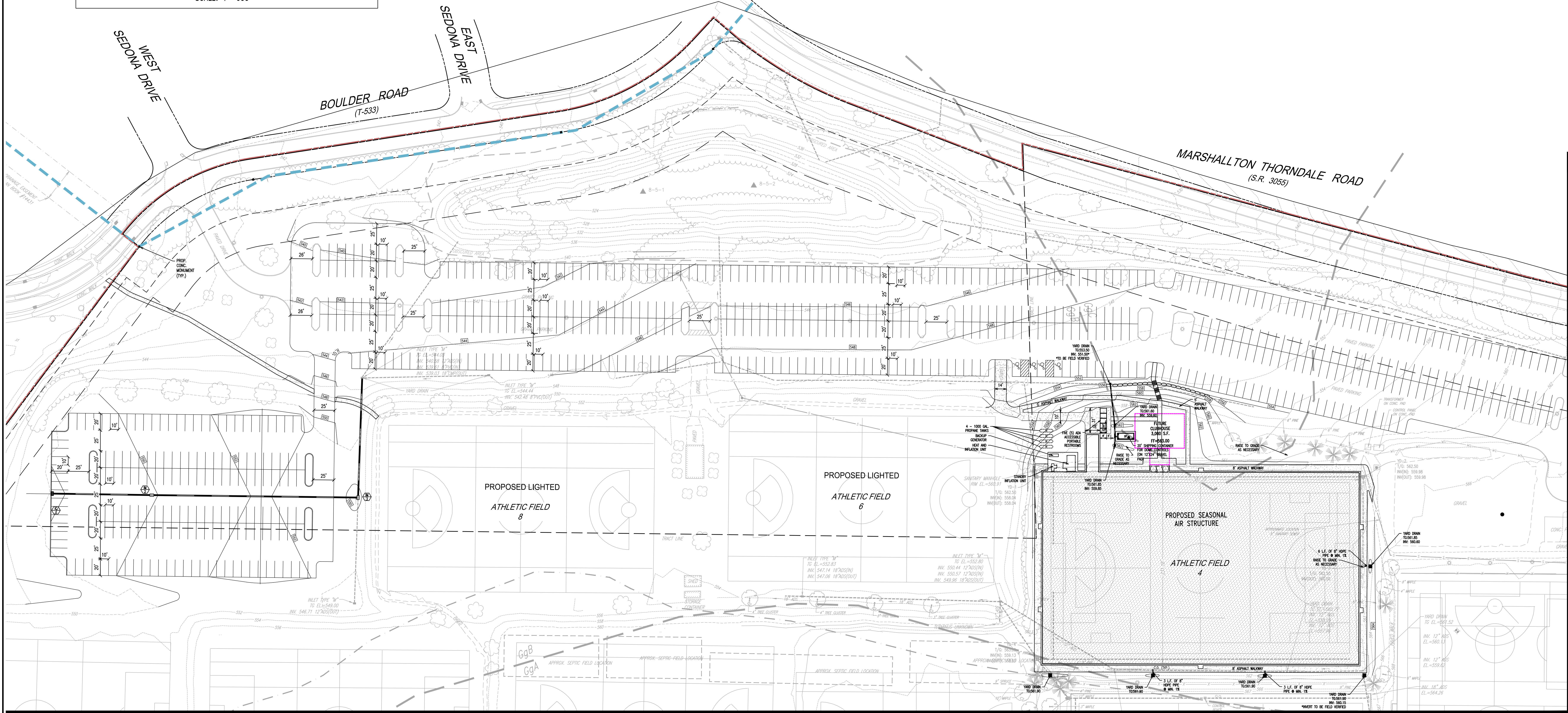
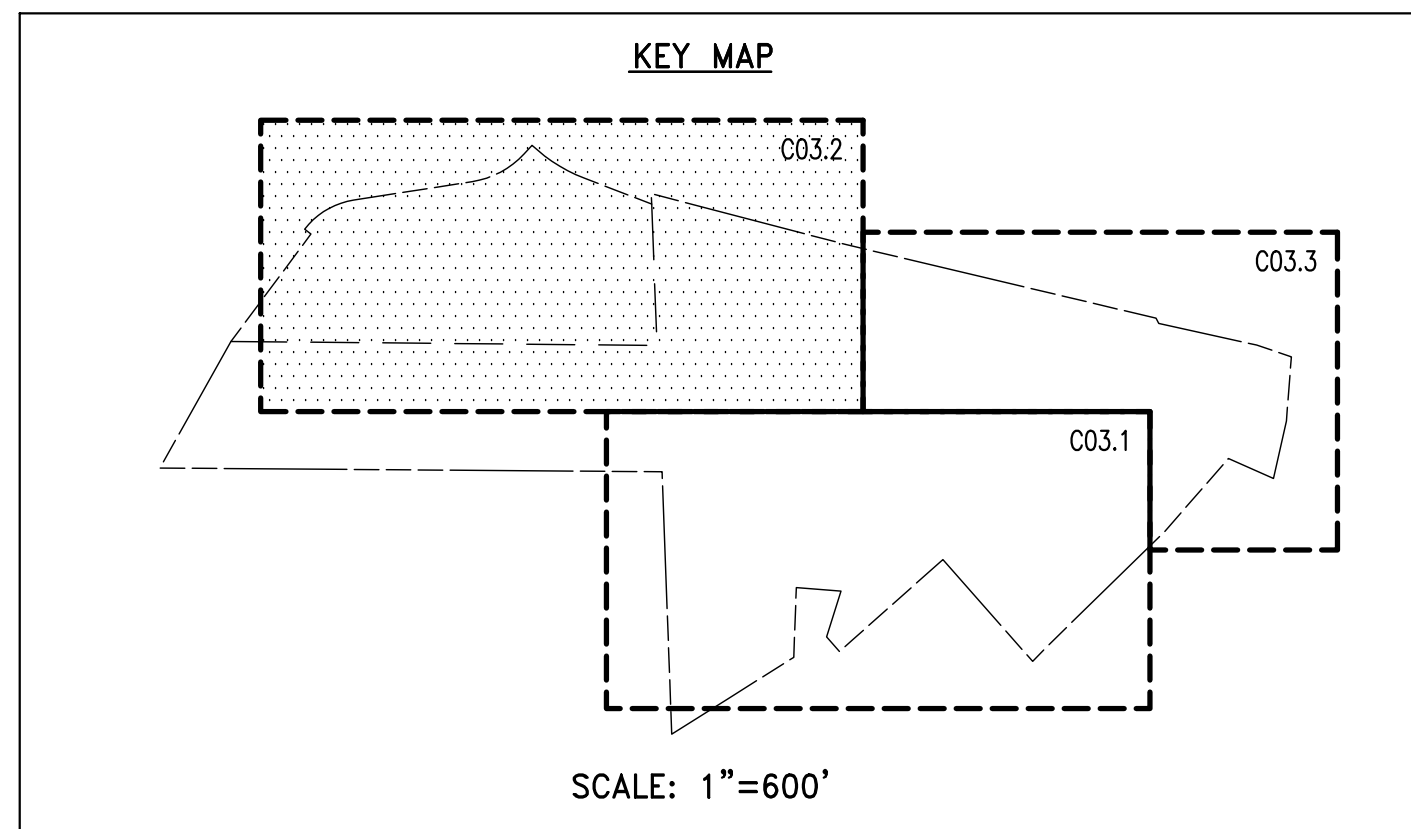
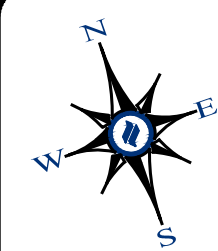
The extensive landscaping that was installed in the area of the structure in connection with the recent land development will be disrupted and will significantly increase the work and the cost involved, given the heavy equipment necessary to remove and re-install the structure, and a temporary construction road must be installed for equipment access to take it down and re-install it.

From a program perspective, the use of the structure has been greater than anticipated, and the ability for programs to occur inside the structure and out of the elements has been a huge gain for participants. This has become especially apparent during the recent hot weather, and the ability of the younger summer camp participants to spend time sheltered in the structure and out of the hot sun, for periods of time.

It should also be noted that the use of the structure eliminates outdoor lighting for that field, and also has been observed to assist with noise abatement.

We have conferred with the Township Staff with respect to the permitting aspect of the structure and we understand that concerns in that regard are resolved.

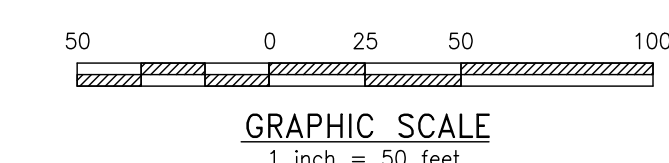




MATCHLINE - SEE SHEET C03.1

#### GRADING AND UTILITIES PLAN

SCALE: 1" = 50'



LEGEND									
— EX. PROPERTY LINE	— 242 EXISTING CONTOUR	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
— PROP. PROPERTY LINE	— 242 PROPOSED CONTOUR	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
— EX. RIGHT-OF-WAY	— 123.00 EXISTING SPOT ELEV.	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
— PROP. RIGHT-OF-WAY	— 123.00 NEW SPOT ELEV.	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
— EX. MONUMENT	— 123.00 EXISTING SPOT ELEV.	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
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— EX. IRON PIPE	— 123.00 EXISTING SPOT ELEV.	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
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— EX. GAS MAIN	— 123.00 EXISTING SPOT ELEV.	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
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— EX. EASEMENT	— 123.00 EXISTING SPOT ELEV.	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
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— EX. WETLANDS	— 123.00 EXISTING SPOT ELEV.	— EX. FENCE	— EX. MAIL BOX	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE	— W — PROP. WATER LINE
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1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003

MATCHLINE - SEE SHEET C03.3

#### ISSUED FOR PERMIT GRADING AND UTILITIES PLAN

CLIENT: UNITED SPORTS TRAINING CENTER, LLC.  
PROJECT: 1426 MARSHALLTON-THORNDALE ROAD  
LOCATION: WEST BRADFORD TOWNSHIP, CHESTER CO., PA.

DATE:	05/31/2023
SCALE:	1"=50'
DRAWN BY:	JTE
CHECKED BY:	JWB
PROJECT NO.:	2977A
CAD FILE:	C03.2
PLOTTED:	05/31/2023
DRAWING NO.:	C03.2
SHEET	13 of 39