

***Franklin Township
Chester County, Pennsylvania***

Application for Conditional Use

1) Applicant

Jose Sabastro

(Name)

[REDACTED]

(P.O. Box or Street Address)

[REDACTED]

(City)

PA [REDACTED]

(State & Zip Code)

[REDACTED]

(Telephone Number)

The undersigned hereby applies for a Conditional Use Permit to conduct the activities described in accordance with Section 27-1718 (See Information Sheet) of the Franklin Township Zoning Ordinance.

- 2) Describe the type of conditional use requested.

Brewery Use Accessory to Agriculture in
accordance with Section 27-1718 of the
Franklin Township Zoning Ordinance.

- 3) Location of the premises on which the use is to be conducted.

Street Chisel Creek Drive

Deed Reference RB 8583, Page 840

Total Lot Area 106.98 Acres

Zoning District LDR, LI

- 4) Names and Addresses of all owners adjoining the premises within 500 feet of the
property line of the property proposed to be used.

See attached Exhibit "A" To Be Provided

- 5) Detail the expected vehicular uses associated with the conditional use. Detail the proposed entrances and exit locations and the proposed off-street parking. If a traffic study has been made, attach the traffic study.

Entrance and Exit will be on Chisel Creek Drive. Parking will be on existing Chisel Creek Golf Club parking lot which has capacity for 126 cars. On a daily basis, applicant will have no more than seven (7) employees. Applicant expects to be open to the general public for the activities permitted in Section 27-1718 of the Franklin Township Zoning Ordinance between the hours of 12:00 PM and 8:00 PM. Applicant expects all events to be over by 10pm, with guests exiting the property by 10pm and all cleanup complete by 11pm.

- 6) Detail the expected impact resulting from the grant of the conditional use and the proposed method of solving the impact.

a) Surface Water: No Impact

b) Storm Drainage: No Impact

c) Ground Water (well location and expected ground water use and demands)

No Impact

d) Sewage Disposal: On-site septic system


e) Solid Waste Disposal: N/A

f) Trash Removal: Local waste management company

g) Vector and Rodent Controls: N/A

- 7) Detail the manner in which the proposed use will be compatible with the surrounding property uses.

Agriculture and the preservation of open space are at the heart of the character and spirit of Franklin Township. As such, this plan enhances the value and quality of life of the surrounding properties. In addition, ensuring that Chisel Creek Golf Club House is able to thrive as a going-concern is in the best interest of the surrounding properties. This plan will also allow residents and community organizations to use the event space and enjoy the great views while consuming local farm-to-table products. Finally, this plan will also help promote other local farm products (including wines) by presenting them as an option for catered events.

 3/8/2020
Applicant Date



ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
SURVEYING

Chisel Creek Brewery – Conditional Use Narrative
March 2, 2020

The applicant – Jose and Jasmine Sabastro are proposing to repurpose the existing chisel creek club house as a brewery use on the property known as tax parcel 72-5-82 located at 13 Chisel Creek Drive pursuant to Section 27-1718 of the Franklin Township Zoning Ordinance. The proposed use will function as a Pennsylvania Limited Brewery as defined by both the State Liquor Control Board and the Federal Alcohol and Tobacco Tax and Trade Bureau and will produce small, high quality batches of malt and brewed beverages.

Currently the property acts as a golf course and unfortunately due to financial troubles and the overall economic downturn in golfing, cannot continue to exist. The Brewery itself is being proposed within the existing club house that consists of roughly 9,400 square feet. Approximately 4,700 square feet will be used for the tasting room and retail portion and roughly 4,700 square feet will be used for the processing and storage portion of the Brewery. No construction of new buildings is being proposed with this proposal. The brewer anticipates utilizing the existing on-site well and septic.

As required by the ordinance a minimum of 2 acres of crop producing area will be present on the property.

Indoor and outdoor events may be held in the future at the brewery. Being that the property is roughly 107 acres the zoning ordinance would allow outdoor events to be held with more than 100 attendees. Based upon other brewery uses in the area we feel that the winery will generate less than 25 vehicles trips per day (50 ADT). Most often, weekend traffic will not exceed 10-15 vehicle trips per day. The existing parking lot currently has 126 parking spaces. The existing entrance and traffic patterns are proposed to remain and function in a similar manner as they do currently.

Lighting will consist of minimally invasive fixtures and will not produce glare on adjacent properties; there is no need for excessive lighting on this property. Section 27-1607 Lighting Standards will be followed.

At this time, it is unknown whether outdoor events will be held, however, all events will end by 11 p.m. and noise pollution will be limited and effectively directed away from close residences.