

East Whiteland Township

Planning Commission

Wednesday – January 23, 2019

Agenda

Call to Order:

- Workshop Meeting – 6:30 p.m.
- Regular Meeting – 7:00 p.m.

Minutes:

- Approval of the October 24, 2018 and November 28, 2018 meeting minutes (no meeting in December)

Reorganization:

- Chairperson
- Vice-Chairperson

Zoning Hearing Board Applications:

1. [ZHB-01-2019](#) for “400 Three Tun Road” (DeMarco Real Estate Holding, LLC) – Sketch Plan application pursuant to §200-115.D(5), which states that the Planning Commission must review all Zoning Hearing Board applications which are “...required in conjunction with applications for land development...” The Applicant seeks a dimensional variance from §200-42 to allow a reduction in the required minimum building setback from a perimeter yard. The proposed setback is 36 feet (at its narrowest), where 75 feet is required. Per a separate (*pending*) Subdivision & Land Development Application, the Applicant proposes to revise the existing lot configuration and construct ± 20,000 square-foot warehouse/flex building. The property, located at 400 Three Tun Road, is within the “I” (Industrial) District.

Ordinance Amendments:

1. [Streets and Bicycle & Pedestrian Infrastructure](#) – Proposed amendment to the Subdivision & Land Development Ordinance related to new Design Guidelines for Streets and Bicycle & Pedestrian Infrastructure. No action is requested at this time, rather the proposed language has been provided for discussion purposes only.
2. [Parking Stall Dimensions](#) – Proposed amendment to the Zoning Ordinance (various sections) which would create a uniform standard for minimum parking stall dimensions of 9 feet (wide) by 18 feet (long). Currently there are varying standards within the ordinance, specifically within the design standards of certain Overlay Districts. No action is requested at this time, rather the proposed language has been provided for discussion purposes only.
3. [Official Map](#) – Discussion of *Draft* Official Map for the Township featuring (potential) future road connections and widenings; intersection improvements; and trail connections which have been identified in previous planning documents. No action is requested at this time, rather the proposed map has been provided for discussion purposes only.

~ Next Meeting ~

February 27, 2018