



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

August 11, 2021

Agenda (**Revised August 10, 2021**)

Action Meeting – 7pm

Hybrid Meeting (In Person; Stream via Zoom – Attendance Instructions will be on Website on August 11 at Noon)

1. Action Meeting (SL):

- a) Call to Order by Chair
- b) Pledge of Allegiance
- c) Moment of Silence
 - i. Penn Wynne/Overbrook Hills Fire Company Firefighter Sean W. DeMuyck (age 35)
 - ii. Belmont Hills Fire Company Firefighter Tom Royds (age 49)

2. Board Briefings (SL):

- a) Executive Session(s) were held on August 11 at 5pm (legal, personnel and real estate)
- b) U.S. Representative Chrissy Houlahan's Office - Scott R. Nelson, Senior Constituent Advocate
- c) Exton Community Day update – September 25, 2021
- d) Technical Evaluation Grant (TEG) meetings

3. Board Motions & Resolutions (Consider Board Action):

- a) Approve and adopt Resolution #29-2021 authorizing the Township to enter into the MICPA agreement with Omnia to purchase the Kompan play equipment.
- b) Approve Master Intergovernmental Cooperative Purchasing Agreement (MICPA) for Bacton Hill Park cooperative purchase of playground equipment and play surface.
- c) Approve Kompan proposal for Bacton Hill park playground equipment and play surface. \$690,847.11
- d) Approve purchase of four non-verbal communications boards for Township parks \$2,400
- e) Approve hosting of a movie night in Valley Creek Park on October 2, 2021, \$2,500

4. Motion to Award: (JNeild)

- a) None

5. Public Hearings (JM & ZB):

- a) [Zoning Map & Text Amendment](#) related to the requested Rezoning of the Knickerbocker Tract from R-1 (Low-Density Residential) and O/BP (Office/Business Park) Districts to RMH (Residential MediumHigh Density) District. The subject Tract is located North of Route 202, West of Old Morehall Road, East of Mill Lane, and South of Lapp Road.

- b) [Zoning Text Amendment](#) related to Reduction of Permitted Density within the RMH (Residential Medium-High Density) District
- c) [Zoning Text Amendment](#) related to Visitor Parking requirements for certain Dwelling Types within the table of required parking standards for specified uses.

6. Planning & Development (ZB):

- a) Consider Rendering a Decision on the Following [Development Applications](#): i. None
- b) Consider Authorizing Solicitor to Draft a Resolution for the following [Development Applications](#):
 - i. LD-19-2020 for 20 Moores Road Office Building (Mountain Laurel Funding Company, LLC) – Preliminary/Final Land Development Application. The property, located at 20 Moores Road, is within the PO (Professional Office) District.
 - ii. LD-01-2021 for Commons at Great Valley Lot 15 Parking Lot Expansion (1303 Wrights Lane Associates LP) – Preliminary/Final Land Development Application. The property, located at 83 General Warren Boulevard, is located within the O/BP (Office/Business Park) District.
- c) Consider Extension of Time to Render a Decision on the Following [Development Applications](#):
 - i. SD-17-2020 for Three Lot Subdivision at 31 Coffman (Renehan Building Group) – extension to November 30, 2021
 - ii. LD-01-2021 for Parking Lot at 83 General Warren Boulevard – extension to September 30, 2021
- d) Consider Final Release of Financial Security for the Following Developments: i. None
- e) Consider Motion to Authorize Advertising for the Following [Ordinance Amendments \(TL/ZB\)](#):
 - i. Zoning Map Amendment to rezone Township-owned property located at 6 Mill Lane from R-1 (Low-Density Residential) District to (INS) Institutional District. The subject Tract is located on Mill Lane, adjacent to the East Whiteland Township Municipal Complex and Fire House.

7. Zoning (TL):

- a) Property Maintenance Codes – Briefing on Recent Activity
- b) Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose:
 - i. ZHB 10-2021 – Application of Main Line Armory, LLC for a Special Exception from Section 200-41, Attachment #8 to allow a gun range, with educational and retail components. The property is located at 60 Three Tun Road, Malvern, PA., and is within the Industrial Zoning District.
 - ii. ZHB 12-2021 – Application of Turf Club Op Co. for A Special Exception from Section 200-82A (b) and (c) to allow a sign of 42.5 SF, in excess of the 50 square feet (SF) permitted on one side of the building and to exceed 400 SF on any one lot. A Variance from Section 200-82 A(2) (d) and (f) to allow a 42.5 SF sign, where more than ten signs of 5 SF exist and will be within 150 feet of another sign. The property is located at 10 Liberty Boulevard Malvern, PA. and is within the O/BPS Zoning District.

8. Public Comment: General (for items not specifically listed on the Agenda)

- a) Public Comment

9. Consent Agenda (Consider Board Action):

- a) Approve Meeting Minutes from July 14, 2021 (DW)

- b) Ratify Payment of Bills (UH): \$929,106.96 (July 2021)
- c) Accept Treasurer's Report as of June 30, 2021 (UH)
- d) Approve Proposal (\$6,490) from General Code for Interactive Zoning Map
- e) Ratify Purchase of APC Smart-UPS Systems (3) for Server Protection (Police; \$6,754)
- f) Approve Resolution of Support and Financial Commitment of \$150,000 for Charlestown Township's Grant Application to Department of Community and Economic Development (DCED) Multimodal Transportation Fund (MTF) for Phoenixville Pike and Sidley/Yellow Springs Road Intersection Improvements
- g) Approve increase of ARRO budget for additional services related to Bacton Hill Park by \$12,250 to \$67,801.75 total.

10. Other Business

11. Meeting Adjournment

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NOTICE – All volunteer meetings are IN-Person only as of July1, 2021

Public Meetings: August 2021

Historical Commission	August 18, 7:00 PM
Zoning Hearing Board	August 23, 7:15 PM
Park & Recreation	August 24, 7:00 PM
Planning Commission	August 25, 7:00 PM
Environmental Advisory Council	September 2, 7:30 PM Board
of Supervisors	September 8, 7:00 PM Notice is

hereby given that on Wednesday August 18, 2021, at 7:00pm, the Historical Commission of East Whiteland Township will hold the monthly meeting at 209 Conestoga Road, Frazer, Pa. 19355. The public is invited to attend this meeting. Public comment will be facilitated during the meeting via email publiccomment@eastwhiteland.org all comment should be submitted by 5:00 PM.

Notice is hereby given that on Monday August 23, 2021, at 7:15pm, the Zoning Hearing Board of East Whiteland Township will hold the monthly hearing meeting at 209 Conestoga Road, Frazer, Pa. 19355. The public is invited to attend this meeting. Public comment will be facilitated during the meeting via email publiccomment@eastwhiteland.org all comment should be submitted by 5:00 PM.

Notice is hereby given that on Tuesday August 24, 2021, at 7:00pm, the Park & Recreation Board of East Whiteland Township will hold the monthly meeting at 209 Conestoga Road, Frazer, Pa. 19355. The public is invited to attend this meeting. Public comment will be facilitated during the meeting via email publiccomment@eastwhiteland.org all comment should be submitted by 5:00 PM.

Notice is hereby given that on Wednesday August 25, 2021, at 7:00pm, the Planning Commission of East Whiteland Township will hold the monthly meeting at 209 Conestoga Road, Frazer, Pa. 19355. The public is invited to attend this meeting. Public comment will be facilitated during the meeting via email publiccomment@eastwhiteland.org all comment should be submitted by 5:00 PM.

Notice is hereby given that on Thursday September 2, 2021, at 7:30 pm the Environmental Advisory Council of East Whiteland Township will hold the monthly meeting at 209 Conestoga Road, Frazer, Pa. 19355. The public is invited to attend this meeting. Public comment will be facilitated during the meeting via email publiccomment@eastwhiteland.org all comment should be submitted by 5:00 PM.

Notice is hereby given that on Wednesday September 8, 2021, at 7:00 pm the Board of Supervisors of East Whiteland Township will hold a hybrid meeting via the “Zoom” online meeting platform. The public is invited to attend this meeting, instructions on how to access the virtual meeting shall be available on the Township website at www.eastwhiteland.org the day the meeting is scheduled. Public comment will be facilitated during the meeting via email by 5:00 PM. publiccomment@eastwhiteland.org

If you have a disability and require auxiliary aid, service, or other accommodations to participate in the proceedings, please contact Donna Wikert, Township Secretary at (610) 897-4267 or dwikert@eastwhiteland.org to determine how the Township can accommodate your needs.

Donna Wikert
Township Secretary

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