

East Whiteland Township

Planning Commission

Wednesday – February 26, 2020

Agenda

(agenda items are [linked](#) to online documents)

Meeting relocated to the East Whiteland Township Fire House at 205 Conestoga Road

Call to Order:

- Regular Meeting – 7:00 p.m.

Minutes:

- Approval of the **January 22, 2020** meeting minutes

Zoning Hearing Board Applications:

1. [ZHB-06-2020 for Ducklings Early Learning Center](#) (Planebrook Partners, LLC) – Zoning Hearing Board application seeking a variance from §200-57.D.1,2,6 for disturbance of “very steep” slopes along the frontage of the property. This relief is associated with a Land Development application (LD-17-2019) for the construction of an 11,000 s.f. children’s day care facility, parking lot, stormwater management, and associated improvements. The property, located at 105 Church Road, is within the R-1 (Residential) District.

Land Development Applications:

2. [LD-04-2020 for Uptown Worthington](#) (Worthington Associates Holding, L.P.) – Amended Master Plan and Amended Final Land Development Plan for Phase IV of the previously approved mixed-use redevelopment of the former Worthington Steel property. The current plan reduces the overall development yield and now includes a total of 19 buildings containing 466,712 s.f. of entertainment, retail, and restaurant space; 195,350 s.f. of commercial office; and 753 apartments units (including existing buildings already constructed). The current plans no longer contemplate structured parking. The property, located at the intersection of Morehall and Matthews Roads, is within the ROC/R (Regionally Oriented Commercial/Residential) District.
3. [LD-15-2019 for WaterWalk Hotel](#) (Oakwood WaterWalk Hotel) – Preliminary / Final Land Development and Amended Master Plan application to construct a 153-room extended stay hotel, interior courtyard, surface parking, and stormwater management facilities. This project is associated with the Uptown Worthington Master Plan. The property, located at 85 Matthews Road, is within the O/BP (Office/Business Park) and ROC/R (Regionally Oriented Commercial/Residential) Overlay Districts.

Ordinance Amendments:

4. The following Ordinance Amendment is scheduled for a public hearing before the Board of Supervisors on **March 11, 2020**: Ordinance amending the East Whiteland Township Zoning Ordinance, Chapter 200, Article XIII, Signs, Section 200-85, [Off-Premises Signs](#).

Letter of Support:

5. The Township is in the process of applying to Chester County for a [“Municipal Park and Trail Improvement Grant”](#) in the amount of \$100,000 to help support the construction of Phase 1 of the Bacton Hill Park Master Plan.

Information Sharing:

6. Every 10 years, the U.S. Census Bureau undertakes the Decennial Census. Your response ensures that more than \$600 billion in federal funds are directed to state and local governments to fund critical services. Invitations to complete the 2020 Census will be mailed out mid-March. Residents can respond online, by phone, or by mail. For more information on the 2020 census you can visit the East Whiteland Township [website](#) or the 2020 Census [website](#).

Public Comment:

Adjournment:

~ Next Meeting ~
March 25, 2020