

East Whiteland Township
Planning Commission
Wednesday –September 25, 2019
Minutes

Members Present:

Deb Abel, Chair; Jeff Broadbelt, Vice Chair; Peter Fixler; Todd Asousa; and Dante Bradley.

Members Absent: John Laumer and Tim Kelly

Also Present:

Zachary Barner, Director Planning & Development; Brittany Bulger, Planning Coordinator; Darrell Becker, Township Engineer; and Joe McGrory, Township Solicitor.

Call to Order:

Ms. Abel called the meeting to order at **7:04 p.m.** and led the Pledge of Allegiance.

Minutes:

Approval of the August 28, 2019 meeting minutes.

Action: Mr. Fixler made a motion, seconded by Mr. Bradley, to approve the August minutes.

The motion carried unanimously **(5-0)**

Development Applications:

1. [2019-14-LD for 32 Bacton Hill Road](#) (Bacton Hill Partners, LLC) – Preliminary / Final Land Development application to create an expanded surface parking area and associated improvements at an existing commercial property. The existing building will be used as a contracting operation and the proposed surface parking area will be used as a private fueling station and outdoor storage area for commercial vehicles, equipment, and materials. The property, located at 32 Bacton Hill Road, is within the I – Industrial District.

Jack Robinson, Engineer of the Applicant, provided an update on the Application – which was discussed at the prior month's meeting. He provided an overview of the proposed hot spot runoff control feature. The filter which will require periodic maintenance and replacement, which will be managed by the stormwater management operation and maintenance agreement required by the Township.

Mr. Becker advised that there are a handful of clean-up items remaining in the review letters but that the Applicant has satisfied the majority of the engineering review comments.

Action: Mr. Fixler made a motion, seconded by Mr. Asousa, to recommend Preliminary/Final Land Development approval to the Board of Supervisors, subject to compliance with all outstanding comments in the various review letters.

The motion carried unanimously **(5-0)**

2. [2019-13-LD for 57 Lancaster Avenue](#) (Haly Associates, LLC) – Preliminary / Final Land Development application to redevelop a portion of an existing office and warehouse / flex building complex for the addition of a new +/- 7,000 s.f. warehouse / flex building to be utilized as a rock climbing gym. This plan

is associated with Conditional Use Application [2019-05-CU](#). The property, located at 57 Lancaster Avenue, is within the O/BP – Office/Business Park District.

Jack Robinson, Engineer of the Applicant, provided an update on the Application – which was discussed at the prior month’s meeting. Although not required by the code, the Applicant would like to install a stormwater bed with a drain assist with managing existing and future runoff. Mr. Robinson advised that he has worked through the design comments with the Township Engineer and that the feature will now drain and function as anticipated.

Action: Mr. Broadbelt made a motion, seconded by Mr. Asousa, to recommend Preliminary/Final Land Development approval to the Board of Supervisors, subject to compliance with all outstanding comments in the various review letters.

The motion carried unanimously **(5-0)**

Ordinance Amendments:

3. The following [Ordinance Amendments](#) are proposed for review and recommendation to the Board of Supervisors for consideration at a future hearing (*date to be determined*):
 - a. [Subdivision & Land Development Ordinance](#): Updated Standards for Streets and New Design Guidelines for Bicycle / Pedestrian Facilities with corresponding Maps.

Mr. Barner provided an update on the proposed ordinance amendment. Though the language of the Ordinance itself has not changed since the last draft that was reviewed by the Commission, the Functional Classification and Multimodal Transportation Maps have been revised to reflect the discussion at previous month’s meeting – including the re-classification of certain roadways to reflect their function within the local transportation network.

The next step toward adoption would be for the Board to authorize the ordinance to be advertised and for a hearing to be scheduled – likely for the November 13, 2019 Board meeting. Once advertised, the Commission will need to make a formal recommendation for approval.

Action: Mr. Bradley made a motion, seconded by Mr. Broadbelt, to recommend advertisement of the proposed ordinance amendment to the Board of Supervisors.

The motion carried **(5-0)**

Adjournment:

Ms. Abel adjourned the meeting at **7:42 p.m.**