

**EAST WHITELAND TOWNSHIP
MINUTES OF THE PLANNING COMMISSION**

August 25, 2010

Members Present: Greg Davis, Chairman, Deb Abel, Sue Drummond, and John Laumer, Sr. Maria Sparks and Todd Asousa
Absent: Jeffrey Broadbelt
Also Present: Terry Woodman, Township Manager, Dan Wright, Township Engineer, and Maureen Perri, Secretary

CALL TO ORDER: The regular meeting was called to order at 7:30 pm. with three people in the audience.

APPROVAL OF THE MINUTES OF July 28, 2010

There are corrections to the minutes under “Highmount Investments”: 1) paragraph 1- hotel name - Hilton’s Home2 Suites; 2) paragraph 2 -- remove the phrase “the line of sight will be lower than the mansion”; 3) correct the spelling of Deb Abel’s name. A motion was made by Greg Davis to approve the minutes of the meeting with above corrections noted for the meeting held on July 28, 2010. The motion was seconded by Sue Drummond with the above corrections and the motion was approved unanimously.

IMMACULATA UNIVERITY - Admission and Financial Aid Offices

Represented by Neal Camens and Kerry Jones

The applicant is proposing to erect a new building adjacent to Gillet Drive that will have approximately 7,500 square feet of office space which will accommodate the Admissions and Financial Aid Departments. The building will have three stories and adjacent parking spaces for students and families. The exterior design is meant to emulate Frank Furness’s architectural style.

Mr. Camens mentioned that some trees must be removed to accommodate the structure. They are tulip poplars, pine and white oak trees. Planning Commissioners expressed disappointment over the number of trees being removed and expressed concern that the larger oak trees were going to be demolished.

Mr. Jones stated that this location on campus is perfect for this type of use. This structure is close to the grotto and a conscious decision was made to minimize any disturbance. This project is situated in the Valley Creek watershed and the University is sensitive to preventing/eliminating stormwater runoff.

ACTION:

After discussion, Greg Davis made a motion to recommend that the Board of Supervisors approve the Preliminary/Final Land Development plan of Immaculata University for an Admissions/Financial Aid house subject to Surender Kohli’s letter, dated August 24, 2010. Mr. Asousa seconded the motion and the motion was approved unanimously.

ACT 537 PLAN REVISIONS FOR VALLEY CREEK TRUNK SEWER

Ms. Woodman presented an overview of the Act 537 Plan for the Valley Creek Trunk Sewer. She discussed how the wastewater treatment is carried through the Valley Creek Trunk Sewers which are owned by Tredyffrin Township. She stated that East Whiteland, Tredyffrin, Charlestown, Easttown and Willistown Townships and Malvern Borough's waste waters flow through the Valley Creek Trunk Line to the Wilson Road pump station. From the pump station the waste water is then transported to Valley Forge Treatment Plant on Pawlings Road, Phoenixville. The current system is over 35 years old and requires a major overhaul. A detailed assessment of various trunk lines as well as the Wilson Road station determined that additional capacity would be required by 2025. She said that this 537 Plan included a reconstruction of Section LV57 through LV58 of the main trunk line. This is a portion of the sewer line that East Whiteland flows through and it is East Whiteland's position that this Township is guaranteed a specific volume of capacity in that line, and that it is up to Tredyffrin Township to provide that capacity. The Planning Commission was made aware that the original Trunk Line Agreement defines the capacity EWT purchased and it is up to the trunk line owner to provide that capacity. A grant application has been filed to help defray costs.

All municipal partners must approve this individual Act 537 Plan expansion documents which then must be approved by PADEP and County Health Department. The Planning Commission is being asked to review this application and pass along their recommendation to the Board of Supervisors.

ACTION:

Mr. Davis made a motion that the Planning Commission recommends to the Board of Supervisors that they offer general support for the Act 537 Valley Creek Trunk Sewer Plan but with the condition that the Section LV57 through LV58 of the Trunk Line be removed from this Act 537 Plan and addressed at a future time if/when East Whiteland and Tredyffrin Township come to an agreement on the capacity issue. Mr. Asousa seconded the motion and the motion was unanimously.

ADJOURNMENT

The meeting was adjourned at 8:12 pm.

Respectfully submitted,

Gregory Davis, Chair

Maureen G. Perri, Recording Secretary