

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

December 22, 2010

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

CALL TO ORDER: The regular meeting was called to order at 7:35 pm. with one person in the audience.

APPROVAL OF THE MINUTES OF October 27, 2010

A motion was made by Greg Davis to approve the minutes of the meeting held on October 27, 2010. The motion was seconded by Sue Drummond and the motion was approved unanimously.

ZONING MAP AMENDMENT – ATWATER – Continued Discussion

Represented by: Jeff Goggins, Kevin McLaughlin, Barry Henry

Mr. McLaughlin stated that they are proposing two overlay districts: 1) O/BP/S which would consist of the office development and 2) RMH – medium high density – consisting of residential units. Based on the residential zoning, they are looking to build 825 units. The RMH classification allows 12 units per acre and they are proposing 8 units per acre. The overall site area will be comprised of offices, restaurant pads, hotels, residential community and community center. In addition to apartments, they will build townhomes, twins and small lot singles.

Where they will need relief from zoning is in reducing the distances from the garage to the alley, reducing the separations in the district boundary areas, and allowing smaller lots and setbacks. They will require little adjustment in the O/BP/S areas. They wish to continue drafting the plan and see where the Commission is agreeable with the overlay of the districts. A discussion ensued.

Issues which the Commission wishes to see addressed: 1) density; 2) school district impact even if the target population is young professionals; 3) changing the current zoning classification versus an overlay district of the area. Mr. McLaughlin felt that the procedural process would be easier through an overlay classification. Since they are seeking to amend the zoning their next step would be to go to the Board of Supervisors. Ms. Woodman stated that she would like to see a comparison of the plan as developed under current RMH versus the plan once it is amended as they are proposing.

ACTION: None

COVENANT PRESBYTERIAN CHURCH – Preliminary Plan:

Represented by Fran Digian and Chick Hatton

The issues stated in Surrender Kohli's letter, dated December 17, 2010 were discussed as follows:

- #4 A note will be added to the plan indicating the consolidation of the church and cemetery lots;
- #5 The encroachment is actually a roof over the porch on the building which they feel would not require a variance. Mr. Digian stated that the prior variance wasn't granted relative to the size of the building. Mr. Hatton advised that the additional square footage that was added only encroaches into the Church property. A review of the Decision and Order will be done and a determination will be made by the Zoning Officer.
- #6 They have sought relief from the Zoning Board approval of 648 seats. Mr. Digian will have to research where this deletion of 48 seats has occurred in the records.
- #7 The applicant is seeking relief from installing the gravel drive through the cemetery and hopes to hold this improvement to future time. The Church currently staggers the number of people coming to the pantry. Planning Commission members suggested a few parking spaces be added to the front of this building.
- #8 Commission member agreed that the applicant should itemize in writing the reason for the waivers requested.
- #9. The applicant has been to the Township's Historical Commission and said that, while the Commission was not enthusiastic about the demolition of the former parsonage, they do not object to the current project going forward.
- #10 The applicant questioned the need for the parking study. The total shared parking between the funeral home and church is 212 spaces.

ACTION: None

ADJOURNMENT: The meeting was adjourned at 8:25 pm

Respectfully submitted,

Greg Davis, Chairman

Maureen G. Perri, Secretary