

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

January 27, 2010

Members Present: Greg Davis, Chairman, Deb Abel, Sue Drummond, Jeffrey Broadbelt
Absent: Todd Asousa, John Laumer, and Sr. Maria 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 7:30 pm.

ELECTION OF OFFICERS:

A motion was made by Sue Drummond to appoint Greg Davis as Chairperson of the Committee. The motion was seconded by Deb Abel and the motion was approved unanimously. Mr. Davis made a motion to appoint Deb Abel to be Vice Chairman. The motion was seconded by Sue Drummond and the motion was approved unanimously.

APPROVAL OF THE MINUTES OF December 16, 2009

A motion was made by Greg Davis to approve the minutes of the meeting held on December 16, 2009. The motion was seconded by Jeff Broadbelt and the motion was approved unanimously.

ZONING MAP AMENDMENT – East Whiteland Retail – POSTPONED

SCHILGEN AND NUGENT LOT LINE REVISION -1060 and 1062 King Road

Represented by John Smirga, P. E.

Mr. Smirga presented the request of homeowner, Mr. Schilgen. He stated that it was the intent of the two land owners, Messrs. Schilgen and Nugent, to swap a piece of land of approximately 467 square feet. When Mr. Schilgen purchased this flag lot and after construction of his home; he discovered that the driveway went across the property of Mr. Nugent. The owners discussed their problem and came to an agreement that the easiest solution was to swap the 467 square feet of land and thereby square off the properties. This request is considered a minor subdivision according the Zoning Ordinance. Mr. Smirga mentioned that he has addressed the items in Mr. Kohli's letter, dated January 14, 2010, and stated that many of the issues did not apply to the lot line adjustment. The applicant is requesting about five waivers which relate to contour line and stormwater management.

The applicant is seeking a recommendation of approval of the Subdivision Plan from the Commission to the Board of Supervisors.

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ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors that the Subdivision Lot Line Revision of John Schilgen and Carl Nugent between 1060 and 1062 King Road in an R-2 Zoning District be approved subject to the items in Surrender Kohli's letter, dated January 14, 2010. The motion was seconded by Sue Drummond and the motion was approved unanimously.

AZAT PROPERTIES – SKETCH PLAN - 577 Lancaster Avenue

Represented by Charles Differ

Mr. Differ presented the request of the Mr. Azat to add an addition of 2,500 square feet to the existing restaurant at 577 Lancaster and to build a new 6,730 square foot retail/office space at the same location. The first phase would involve the current restaurant plus the parking. The owners wish to increase the size of the restaurant and add a deck on the rear of the building. They plan to apply for a liquor license. The proposal includes providing for an improved ingress and egress from Lancaster Avenue. It was suggested that the applicant petition for a lot line adjustment or some other type of legally binding document. Mr. Azat stated that the retail/office space will probably be some type of professional offices. This addition will be done at a later date.

The parking issue was addressed at some length. Ms. Woodman advised that the property to the east is zoned Frontage Commercial and to the west it is zoned Village Mixed Use. Members were concerned about access to a loading dock in Phase 1 because of the existing house on the property. Mr. Differ stated that the plan would require a revision for this access to the dock. The property owners stated that they really require only an access for a loading zone. Further discussion ensued.

The stormwater issue will be handled by an above ground basin for Phase 1 and Phase 2 will be an underground basin. The discharge will flow towards Baird & Rudolph on Planebrook Road. This issue will be addressed in more detail with the owners.

Mr. Differ was asked to address the following items for their next presentation:

1. Parking circulation and loading access;
2. Lot line consolidation for the two different zoning districts;
3. Stormwater management.

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ACTION:

None

ADJOURNMENT:

The meeting was adjourned at 8:15 pm

Respectfully submitted,

Greg Davis, Chairman

Maureen G. Perri, Secretary