

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

July 28, 2010

Members Present: Greg Davis, Chairman, Deb Abel, Sue Drummond, Jeffrey Broadbelt and John Laumer
Absent: Sr. Maria Sparks, Todd Asousa
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 five people in the audience.

APPROVAL OF THE MINUTES OF May 26, 2010

A motion was made by Greg Davis to approve the minutes of the meeting held on May 26, 2010. The motion was seconded by Sue Drummond and the motion was approved unanimously.

TRINITY CHRISTIAN CHURCH – Amended Final Land Development Plan

Represented by: J. Mark Wiedmann, W. Moonlight Tong

Mr. Wiedmann presented an architectural elevation of the proposed church. The first floor is approximately 17,000 square feet which is to be used as a sanctuary and multi-purpose room with small kitchen. The basement will be comprised of classrooms, library and administrative offices. The loft, which is approximately 1,000 square feet, will have some seating and storage for audio-visual material. He explained that his client is willing to use natural materials such as limestone or field stone on the exterior. Members expressed the need that the exterior be more compatible with the area.

Moonlight Tong addressed the open concerns in Surrender Kohli's letter, dated July 21, 2010, as follows:

2. Fire Marshal review for fire trucks access;
3. Zoning Officer's review of the landscape plan;
4. Retaining walls fencing - post & rail preferred by the committee;
- 5.(a-e) Storm drainage system, as well as calculations, to be addressed with the Engineer;
6. No review letter from the Conservation District and DEP;
7. No recent review from the Chester County Planning Commission – original review 1996;
8. Lighting plan will be submitted for review for compliance with Zoning Ordinance.

Frank Donohue expressed his concerns with drainage into Little Valley Creek.

ACTION: None

HIGHMOUNT INVESTMENTS – LOCKWOOD MANSION – Zoning Board Application

Represented by: Denise Yarnoff, Esquire, Greg Newell, P.E.

The applicant is seeking variances to permit the construction of a hotel adjacent to Lockwood Mansion adjacent to Home Depot. Ms. Yarnoff presented the overall layout of the site and their proposal for a hotel. She stated that they are seeking four (4) variances: 1) for a hotel; 2) height requirement; 3) parking; and 4) setbacks. The hotel will share the driveway and what is currently set aside as reserved parking for Home Depot. The Tabas family has been marketing the site without much success because of the expense of maintaining the Mansion. The family has a relationship with the Hilton chain. They are seeking to build one of Hilton's Home 2 suite hotels which will be a franchise operation for the family.

The applicant met with the Historic Commission who suggested that they incorporate elements of the mansion into the hotel design. The mansion will not be used as part of the hotel but they do hope to have some type of tenant. The applicant is willing to have the hotel appear complimentary to the mansion. The hotel will consist of 104 – 108 rooms.

Items discussed at great length:

1. Shared parking agreement and future what "ifs" if the tenancy of the Home Depot changes;
2. Improvements to their stormwater management;
3. Design and placement of the hotel;
4. Request for four variances for setbacks or height requirements etc.; and
5. Possible future waiver for setbacks from the pipeline easement.

ACTION:

A motion was made by Greg Davis that the Planning Commission recommends to the Zoning Hearing Board Highmount Investments contingent upon addressing the items listed in Surender Kohli's letter, dated July 16, 2010, and on the following conditions:

1. The stormwater basin(s) on the Home Depot property that will be receiving flow from this development be upgraded to include Best Management Practices (BMP's) currently promulgated by the Pennsylvania Department of Environmental Protection.
2. The façade of the proposed hotel shall be in both materials and design complementary to the Lockwood Mansion and that the applicant shall work with both the Township Historical Commission and the Township Planning Commission on the façade design.
3. These items will be reviewed and discussed by the Planning Commission during the land development review process if the Zoning Hearing Board grants the relief needed for this project to go forward.

The question was called and motion was seconded by Deb Abel and the vote was as follows:

4 – Approve

1 – Denied – Sue Drummond

ADJOURNMENT

The meeting was adjourned at 9:17 pm.

Respectfully submitted,

Gregory Davis, Chair

Maureen G. Perri, Recording Secretary