

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

May 26, 2010

Members Present: Greg Davis, Chairman, Deb Abel, Sue Drummond, Jeffrey Broadbelt
Todd Asousa and John Laumer
Absent: 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 7:35 pm. with one person in the audience.

APPROVAL OF THE MINUTES OF April 28, 2010

A motion was made by Greg Davis to approve the minutes of the meeting held on April 28, 2010. The motion was seconded by Jeff Broadbelt and the motion was approved unanimously.

CHRIS SHELDERFER PROPERTY – Record Plan

Represented by Chris Shelderfer

Mr. Shelderfer presented a plan for his property located at 827 West King Road in an R-2 district. The property is located in both East Whiteland and Willistown Townships. The applicant wishes to subdivide the property into two (2) lots, each to be developed with a single family house.

He originally sought a waiver for the planning module but was informed by PADEP that he is required to submit a full planning module.

After some discussion relative to the wooded property, the applicant was uncertain whether he could comply with the 20% limit of tree removal and, therefore, he wishes to be granted a waiver. The applicant stated he was uncertain how many dead trees existed on the property. He was advised to remove the scrub brush, weeds and to remove some of the lower limbs on the trees which might prevent the need to remove the entire tree.

The Commission recommended that the applicant count the number of trees and maintain the 20% requirement of maintaining trees of 6” caliber or more and that they be noted on the plan.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the two-lot subdivision at 827 W. King Road contingent upon Surender Kohli’s letter dated, May 11, 2010. In addition, the applicant must maintain the requirement that no more than 20% of the trees be removed. If it is required that more than 20% of the trees need to be removed, then the applicant should return to seek a waiver. The motion was seconded by Jeff Broadbelt and the motion was unanimous.

WHITELAND VILLAGE - Recommendation to the Zoning Hearing Board for the installation of solar array.

Represented by Brian Nagle, Esquire, Judee Bavaria, Dan Sevick, Jack Robinson and Tim Bollinger

Mr. Nagle reviewed the history of the project over the span of several years. His applicant is partnering with Presby's Inspired Life for the phase one. Presby's Inspired Life will become the owner and operator. He stated that there are some changes to be made to the final plan and a revised plan will be submitted at a future date.

Ms. Bavaria reviewed the history of her company. Originally they were looking to development in Westtown Township and received approval in September 2008, just as the market declined. Their organization has the capital to build and they decided to partner with Whiteland Village who has a list of committed purchasers. The new community will be called Makemie at Whiteland. The project will be partially funded by bond lending and they are looking to break ground in October 2010. She estimated that there will be 204 apartments and 40 villas.

Dan Sevick of Whiteland Village spoke about this remediated Super Fund Site and their hopes for the property. Currently, his company is seeking a grant for constructing a solar array farm on top of the capped quarries. In order to apply for the grant, they need a letter from the governing body to submit their application. He showed Commission members where the panels will be placed on the eastern end of the property. The panels should generate 90-95 % of electrical use for Phase 1 of the community. When asked about sewers, the applicant stated that they have spent over one million dollars to install a sewer line down to Chester Valley Golf Club. They will not be able to divert the flows from the Malvern Hunt lagoons until additional capacity is built at the Valley Forge Treatment Plant. Once the capacity is available, the Township will have to file with PADEP for permission to divert the sewage from the lagoons to the VFSA treatment plant.

Mr. Nagle stated that this evening the applicant is asking for the following: 1) a recommendation to the Zoning Hearing Board for approval of the solar array farm and 2) permission for the Township Manager to send a letter to the appropriate agency saying the Whiteland Village plan for the solar array field is a use permitted in the zoning district that governs this property.

ACTION:

Mr. Davis made a motion to recommend to the Zoning Hearing Board the approval of the Special Exception sought by Whiteland Village for the installation of the solar array farm on the eastern end of the property. Deb Abel seconded the motion and the vote was unanimous.

Mr. Davis made a motion to authorize the Township Manager to generate a letter to the PA Department of Community and Economic Development for approval of the solar array farm for Makemie at Whiteland. Deb Abel seconded the motion and the vote was unanimous.

ADJOURNMENT

The meeting was adjourned at 8:47 pm.