

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

October 27, 2010

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

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. with three people in the audience.

APPROVAL OF THE MINUTES OF AUGUST 25, 2010

A motion was made by Greg Davis to approve the minutes of the meeting held on August 25, 2010. The motion was seconded by Todd Asousa and the motion was approved unanimously.

HALY SUBDIVISION – 133-35 Sproul Road

Represented by Walter Haly, Jr.

Mr. Haly owns the property at 133 – 135 Sproul Road which is improved with a twin house. At this time he wants to subdivide the property so that each side of the house can be owned in fee. Because the property is non-conforming to the Zoning District regulations, Mr. Haly had presented his application before Zoning Hearing Board for a total of four variances in an R2 district: 1) minimum lot area, 2) minimum lot width, 3) front yard setback and 4) setback from street. The lot is situated between Summit Road and Rogers Way. Mr. Haly received approval for these variances from the Zoning Board, thus he is able to go forward with the subdivision application.

ACTION:

Mr. Davis made a motion to recommend that the Board of Supervisors approve the final minor subdivision plan at 133-35 Sproul Road subject to Surender Kohli's letter, dated October 20, 2010. Deb Abel seconded the motion and the motion was approved unanimously.

MAKEMIE AT WHITELAND – Preliminary Land Development (formerly Whiteland Village) Represented by Dan Sevick and Jack Robinson, P. E.

Formerly named Whiteland Village, this property was approved for a continuing care retirement community. Located in an INS – Institutional Zoning District, Makemie is seeking to make changes to the plan on a portion of the property they will call Phase 1. The Phase 2 portion, which lies to the east, shows nothing at this time. The plan is comprised of villas and multi-story units. The location of medical services facility has been positioned toward the rear of the property.

A solar field on the eastern portion is to be constructed above the capped quarry.

The applicant addressed various questions relative to the solar field. We were assured that the solar panels will not cause a reflection to the surrounding properties. The panels will be weighted by concrete and mounted on grass. The solar panels will provide almost 100% of their power for Phase 1. This phase of the plan would construct 200 units; the total number of units approved for the site is 850.

ACTION: None - this application is incomplete due to the outstanding issues detailed in Surender's letter.

MALIN ROAD EXTENSION STUDY –

Represented by Steven Giampaolo, McMahon Associates

Ms. Woodman stated that the study was the result of an RFP published by Malvern Borough, East Whiteland, Delaware Valley Regional Planning Commission and Chester County Planning Commission. McMahon Associates was awarded this project and they are also the Township's traffic engineers. The project started in early March, 2010 with a task force which contained representatives from the above mentioned and PennDOT. The idea is to connect Pennsylvania Avenue, Malvern Borough, with the extension of South Malin Road which intersects Route 30 just north of the bridge of that carries the Trenton/Morrisville railroad. In addition, a proposal to extend Three Tun Road to the extension of Malin Road has also been considered. In the Borough, Pennsylvania Avenue runs about 1,000 feet; this would open up the cul-de-sac and then provide a road that runs parallel to the AMTRAK line down the hill to connect to Malin Road.

Traffic volumes of three intersections were reviewed based on PennDOT specification and projections: 1) Three Tun Road, 2) Malin Road extension and 3) Pennsylvania Avenue. A survey of businesses on Pennsylvania Avenue was done to determine what type of volume is generated. They also studied the west to east traffic flow around Three Tun Road and King Road. A discussion ensued concerning the impact additional traffic on South Malin Road will have on Malin Road with the likelihood of vehicles going east on Rt. 401 making a right onto Malin to continue up the hill to the train station. Mr. Asousa expressed concern over the ability of the intersection of Rt. 352 and Three Tun Road to handle the additional traffic that this plan would bring to that location.

Mr. Giampaolo said the primary purpose is to determine whether the road work is feasible and how these new traffic alignments would impact on the area. Several road alignments have been studied this project. The Borough's intent is to give truck traffic an alternate way to reach Route 30 thereby eliminating truck traffic on Warren Avenue and other local roads that were never

designed to handle large vehicles. The Study will also examine funding options and the cost and funding availability will determine its feasibility

ACTION: None

ZONING MAP AMENDMENT DISCUSSION – ATWATER

Represented by Jeff Goggins, Barry Henry and Kevin McLaughlin

Mr. Goggins, Trammell Crow, presented an overview of the property located on Route 29 in an O/BP district. The park consists of 300 acres. Trammell Crow's original design was for 2.5 million square feet of office space across 15 buildings. Off-site road improvements have been completed and a third phase is planned to start in 2011 in Charlestown Township which will improve the shoulders of the road. A trail system was developed within the property which continues down Yellow Springs Road by Cedar Hollow Inn and will be extended to tie into the Township's Valley Creek Park. The current proposal will continue to show office space on the north side of Atwater drive and residential and some commercial/office and perhaps a hotel on the south side of the property.

Mr. McLaughlin, McKee Builders, said he is currently working in Delaware County on a new community being built around the former Franklin Mint. What he is proposing for Atwater is a mix of apartments and saleable dwelling units comprised of townhouses, singles, and some flats. Prices would range from \$200-400 thousand dollars. The target group is "Generation Y's and Empty Nesters". Current statistics show that 81% of home buyers would be comprised of these two groups. The area could support approximately 800 units. The Commission members were invited to tour of the property and experience the wonderful view. Further discussion ensued.

ACTION: None

ADJOURNMENT

The meeting was adjourned at 9:40 pm.

Respectfully submitted,

Gregory Davis, Chair

Maureen G. Perri, Recording Secretary