

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
April 25, 2012**

Members Present: Greg Davis, Chairman, Jeffrey Broadbelt, Deb Abel, John Laumer and Sue Drummond
Maureen Martinez

Absent: Todd Asousa

Also Present: Terry Woodman, Township Manager, and Maureen Perri, Secretary

CALL TO ORDER: The regular meeting was called to order at 7:30 pm.

APPROVAL OF MINUTES

A motion was made by Greg Davis to approve the minutes of March 28, 2012. The motion was seconded by Sue Drummond and the motion was approved unanimously.

FRIENDS OF EAST WHITELAND VOL. FIRE COMPANY – Sketch Plan

Represented by Tom Fillippo and Joe Rubino, Directors of the Friends of EWT FC, Gary Sheridan, EWT Vol. Fire Co, President, and Arthur Bernardon, Architect.

Mr. Fillippo addressed the Commission relative to the activities of the Friends of the Fire Company over the past five years. The Friends are comprised of business professionals, volunteers and township officials. Their hope is to build a new fire house at the corner of Mill Lane and Conestoga Road on 1.5 acres. Mr. Bernardon presented a concept of the new station which is a multi-story building with five bays. Support services can be located on the first floor for the engine room and possibly a mezzanine above. The building height will be about 30 feet with the tower being another 10 feet. There will be separate drives for incoming and outgoing vehicles. Mr. Bernardon discussed the concerns of the turning radius at the corner of Mill Lane and the existing stormwater swale. Improvements to the intersection will be needed to facilitate right hand turning movements from eastbound Conestoga Road onto Mill Lane. Additional traffic issues were discussed. The rear of the property will have a retaining wall about 18-20 feet along the property line. In the southeastern corner of the site an area has been designated for storage. The non-emergency vehicles will use the township's driveway which will eventually be signalized. The design of the proposed building and required parking spreads onto a second lot owned by the Township. Mrs. Woodman said that since both parcels are owned by the Township, this is not an issue and it will be handled in whatever land lease agreement is entered into between the Fire Co. and the Township.

Mr. Sheridan stated that the project could be about \$4-5 million. The Friends will begin a capital campaign to raise the necessary funds. To date, a \$250,000 grant has been received from the State.

ACTION: None

ZONING ORDINANCE AMENDMENT and LAND DEVELOPMENT PLAN – ATWATER – RESERVE PARKING

Represented by Lou Colagreco, Esquire and Barry Henry, Trammell Crow Co.

Mr. Colagreco stated that the proposed Zoning Ordinance amendment will be addressed by the Board of Supervisors at their May 9th meeting and this issue was addressed with the Commission at their March 28th meeting. This evening, he is seeking the Commission's recommendation to the Board for approval of the amended land development plan which shows the parking that will be held in reserve, if the Zoning Ordinance amendment is approved. Mr. Henry would like to hold 57 parking spaces in reserve amounting to 12,000 sq. ft of paving not being built on the garage and deck. This area will contain trees, grass and an employee garden.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors approval of the revision to the approved final land development plan of RT/TC Atwater - lot 14 contingent upon the Board's approving the Zoning Ordinance amendment allowing a portion of the required parking spaces to be held in reserve. The property is located in an O/BP Office/Business Park Zoning District. The motion was seconded by Deb Abel and unanimously approved.

GLENN MORAN – SUBDIVISION – PRELIMINARY/FINAL PLAN

Represented by Glenn Moran and Frederick Bissinger

Mr. Bissinger explained that he had not seen the letter from Arro until this evening. He tried to address the issues in the review letter dated April 18, 2012 but said he will need additional time before he can answer them all. Mr. Bissinger said that the applicant had not yet received a copy of the Decision and Order from the Zoning Hearing Board. Therefore, the applicant will return to the May meeting.

ZONING ORDINANCE AMENDMENT – CAMILLA HALL – BUILDING HEIGHT INCREASE

Represented by John C. Snyder, Esquire, Neal Camens

The applicant is seeking to amend the ordinance Table of Development Standards for INS district to allow principal structures to increase to 60 feet with two feet of setback for every additional feet of height. This will provide for a decrease in a building footprint and impervious coverage.

Mr. Camens reviewed the plan proposal for the additions and building renovations. The smaller wings of the building will be removed. The new wings will tie in with the roof line with the new building peaks being taller than the existing line by about four feet. The existing building is non-conforming because it is already over 35 feet. The new roof peaks would average between 44-48 feet. There are other buildings on the campus over the 35 feet limit and are non-conforming. Therefore, they are seeking to change the zoning ordinance.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors approval of the proposed amendment of the Table of Development Standards for INS – Institutional Zoning District to allow the maximum height of a principal structure to be increased to 60 feet. Ms. Drummond seconded the motion and it was approved unanimously.

SISTERS, SERVANTS OF IMMACULATE HEART OF MARY – CAMILLA HALL – LAND DEVELOPMENT FINAL PLAN

Neal Camens, P.E., Elizabeth Lawler and Gene March, Architect

Mr. Camens stated that they will not be adding any new residential units or employees in the new wings. The existing single story wings on the south and west will be demolished and replaced with two new four story wings. There will also be interior renovations to the rest of the building. The additions will provide a new cafeteria on the first floor, new common areas, 15 new patient rooms will replace the existing ones that are being converted to nurses stations and lounges. The two new additions will increase the space by 38,896 square feet onto the existing 140,000 square feet.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors approval of the final land development plan submitted by the Sisters, Servants of the Immaculate Heart of Mary for the addition of 38,396 sq.ft. to Camilla Hall located on the north side of King Road, west of Frazer Lane in an INS – Institutional Zoning District. The motion was seconded Deb Abel and approved unanimously.

Hearing no other business, the meeting was adjourned at 8:40 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary