

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
August 22, 2012**

Members Present: Greg Davis, Chairman, Deb Abel, John Laumer and Sue Drummond, Todd Asousa and Jeff Broadbelt

Absent: Maureen Martinez and John Laumer

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 July 25, 2012. The motion was seconded by Sue Drummond and approved unanimously.

UPTOWN WORTHINGTON – Zoning Ordinance Amendment – Section 200-35

Represented by Brian O’Neill, Louis Colagreco, Esquire, Guy Wolfington, and Mike Engel, P.E.

Mr. Colagreco stated that the purpose of the meeting is to obtain a recommendation for the approval of raising the height allowance in the ROC/R district from 65 to 90 feet for all buildings except the office building which will be changing from 90 to 140 feet.

For the Planning Commission’s review, Mr. O’Neill presented brick and precast stone samples the architect is proposing to use for the center office building. He also discussed other building materials being considered for the development. Discussion ensued.

The hotel will be about 65 feet; the apartment buildings will be 90 feet with some apartments having 12 ft. ceilings and a two story lobby. The 140 foot office building is to accommodate a possible tenant. Mr. O’Neill explained that the current demands for technology require higher ceiling heights and the ability to run cables under the floors. Discussion ensued.

Mike Engel reviewed the stormwater management within the development. He outlined the water quality, quantity and rate of control being managed using the Best Management Practices published by the Pennsylvania Department of Environmental Protection. As a result of the redesign of the proposed development, the rate of stormwater runoff has been reduced resulting in a net decrease of 11.7 cubic feet per second. Discussion ensued.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors adoption of the Zoning Amendment proposed for Section 200-35 (ROC/R – Regionally Oriented Commercial/Residential Zoning District) subsection “C” to increase the maximum height of principal structures from 65 to 90 feet for all buildings except office only buildings or a combination of retail use on the first floor and office use on all upper floors in that portion of the ROC/R District that is set back a distance of at least 1,500 feet from Route 29 and a distance of 700 feet from Matthews Road to the proposed location of the building(s) which will increase from 90 to 140 feet. The motion was seconded by Todd Asousa and was approved unanimously.

Hearing no other business, the meeting was adjourned at 8:50 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary