

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

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

Absent: Sr. Maria Consuelo Sparks

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

CALL TO ORDER: The regular meeting was called to order at 7:35 pm.

ELECTIONS:

A motion was made by Jeff Broadbelt to nominate Greg Davis as Chairman. The motion was seconded by Deb Able and the motion was approved unanimously. Greg Davis made a motion to nominate Deb Abel as Vice Chairman. The motion was seconded by Sue Drummond and the motion was approved unanimously.

APPROVAL OF MINUTES

A motion was made by Greg Davis to approve the minutes of December 21, 2011. The motion was seconded by Deb Abel and the motion was approved unanimously.

CAMILLA HALL NURSING HOME – IMMACULATA – SKETCH PLAN

Represented by Neal Camens, Robert Koochagian, Elizabeth Lawler and Sr. Anne Burrows

Mr. Camens stated that the facility is located on the eastern portion of the campus. Sr. Anne, Administrator of Camilla, stated that the building is over 50 years old. The purpose of the renovations is to provide for gathering space, improve community life and to upgrade the living quarters of the religious. They provide independent living through skilled care. There are 182 permanent residents and 9-15 temporary residents. Sister Anne stated that the intent is not to add more residential space but to include ancillary facilities such as: an exercise area, dining area, upgrading the medical facility and provide public restrooms for visitors.

Mr. Koochagian mentioned that the wings are mostly a single story building; however, they are considering adding a four story addition/renovation. They are also planning to add about 30 parking spaces. Interior renovations will include sprinklers and fire alarms. A covered area near the entrance will provide protection from the weather.

ACTION:

None

MAKEMIE AT WHITE LAND – Revised Land Development Plan

Represented by Jack Robinson, P.E., Dan Sevick, Mary Ann Rossi, Esquire, Dave Babbitt and Jim Polanski

Ms. Rossi stated that the topography has changed from the original 2005 plan. Mr. Robinson advised that the changes resulted because of construction when the plan was originally approved. Mr. Robinson is requesting that they not be required to provide a new topographical plan as listed in the Engineer's letter, item #3. The Commission members were in agreement. He will contact the Township Engineer relative to this comment in his letter dated, January 20, 2012.

The Phase 1, Unit 1 is the property that has been purchased by Makemie from Frazer Exton Development which has created a land condominium for transfer of the ownership. Mr. Sevick stated that Phase 1 project will provide 200 units.

Ms. Rossi then reviewed with the members items addressed in the Arro's letter as follows:

- # 3 discussion of an updated topographical plan;
- #7 traffic signals – property owner will provide studies when occupancy threshold meets 450;
- #9 water/sewer lines will be private and, therefore, a sewer easement is not necessary. The sewer will be a common element which would negate the easement.
- #11 additional landscaping can be provided along the main entrance and driveways. They do not wish to add more islands to this area;
- #12 Chairman would like to review road names. Because of the tightness of the cartway area, sidewalks are not being considered for these 15 units in Phase 1. Ms. Rossi stated that the design plan never called for sidewalks. At their current stage of development, it would be difficult to provide this now. It was recommended that the carriage home areas be provided with sidewalks in Phase 2.

These are the only issues that they have with the Arro's letter.

Members were advised that the solar fields are still part of the development for Phase 1. Walking trails are planned within the development.

Storm sewers will be handled by one large basin and then several others spread out within the site. The basin is in West Whiteland Township and there is an agreement between Trout Unlimited. The BMPs are similar to prior submission. Green roofs are no longer planned. Mr. Donohue suggested wherever possible to provide rain gardens. Ms. Rossi stated that the developer is able to comply with the Engineer's items #14-23.

Mr. Babbitt presented the new data on the Fiscal Impact as requested. The original study was performed in 2005. The independent living units will be assessed at a lower rate because the units are not being sold but technically rented. They chose an income model value of \$110,000. The villas will be considered like saleable property and, therefore, an applied value of \$447,000 is considered for assessment. The skilled nursing building will be assessed at \$110 a square foot for total value of \$33 million. These figures were developed with input from the County Assessment office. A lengthy discussion ensued.

Mr. Babbitt suggested that the developer, a non-profit group, could enter into negotiations for a pilot program with the Township to provide "in lieu of real estate taxes a fee per unit". When all is considered, the net surplus is \$15,000 to the Township. The school district will receive a net amount of \$475,000. Additional discussion ensued.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the revised land development plan of Makemie at Whiteland's revision to a previously approved land development plan pending satisfactory compliance with the Arro's Engineer letter, dated January 20, 2012 and the following: 1) that sidewalks be included in the next phase and 2) possible input in road name for the development. The motion was seconded by John Laumer and the motion was approved unanimously.

The meeting was adjourned at 8:55 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary