

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
June 27, 2012**

Members Present: Greg Davis, Chairman, Deb Abel, John Laumer and Sue Drummond, Maureen Martinez
And Todd Asousa

Absent: Jeff Broadbelt

Also Present: Darrell Becker, Township Engineer, 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 April 25, 2012. The motion was seconded by Sue Drummond and approved unanimously.

GLENN MORAN – SUBDIVISION – PRELIMINARY/FINAL PLAN

Represented by Glenn Moran and Frederick Bissinger, Architect

Mr. Bissinger explained that all the engineering issues have been addressed for the three lot residential subdivision at 209 Summit Road. Mr. Becker stated in his letter, dated June 22, 2012, that the applicant has complied with any outstanding issues previously mentioned. Members were advised that there were no new changes to the plan since their last presentation.

ACTION

Mr. Davis made a motion to recommend to the Board of Supervisors approval of the final plan submitted by Mr. and Mrs. Moran for a three lot subdivision at 209 Summit Road in an R-2 zoning district subject to the Township Engineer's letter dated June 22, 2012. The motion was seconded by Ms. Martinez and was approved unanimously.

HOME PROPERTIES, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Represented by Gus Houtman and Mike Cicchio

The applicant is requesting expansion of parking spaces due to additional student residents living in the complex. Mr. Houtman stated that the property is located on the northeast corner of Frazer Road and West King Roads consisting of three buildings. There are currently 88 parking spaces, a number that is non-conforming to current Zoning Ordinance requirement.

The apartments are on 5.1 wooded acres and is zoned RMH – Residential Medium Density. Home Properties also owns the adjacent property to the east. The applicant is proposing to add 38 new parking spaces by infilling existing areas. They will be adding 9 spaces on the north and 9 spaces on the south sides of the access drives and extending the parking area on the south side. No new road access drives will be added. With the additional the parking spaces there will be a total of 126 spaces on this property. The applicant is seeking approval to increase available parking because currently some residents are parking on the south side of King Road and crossing King Road on foot, an unsafe situation. The applicant addressed issued outlined in the Engineer’s letter dated, June 15, 2012. A discussion ensued.

ACTION

Mr. Davis made a motion to the Board of Supervisors to approve the Final Land Development Plan of Home Properties to construct 38 new parking spaces in addition to the 88 existing spaces at the complex subject to the applicant satisfactorily complying with the issues listed in the Township’s Engineers letter, dated June 15, 2012. The motion was seconded by Todd Asousa and carried unanimously.

PUBLIC COMMENT

Mr. Walter Lynn, 346 Warren Avenue asked to address the members relative to the approval of a plan for Poplar Realty Investments on the corner of Old Lincoln and Old Lancaster Avenues. The area residents are upset with the development because it will contain a storage facility. A discussion ensued as to the process of submission for land development and zoning issues. This plan was approved by the Board of Supervisors on June 13, 2012.

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

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary