

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
March 28, 2012**

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

Absent: John Laumer

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

CALL TO ORDER: The regular meeting was called to order at 7:25 pm.

APPROVAL OF MINUTES

A motion was made by Greg Davis to approve the minutes of January 25, 2012. The motion was seconded by Sue Drummond and the motion was approved unanimously.

POPLAR REALTY INVESTMENTS – Conditional Use Application

Represented by: Eli Kahn and Louis Colagreco, Esquire

Mr. Colagreco reminded the members that this plan was approved in 2008 for 86,400 sq. ft. office building. A national company located in Tredyffrin is interested in establishing their headquarters at this location, Old Lancaster and Old Lincoln Road. The company, Cube Smart, franchisers of storage facilities. They currently have 170 employees. Since the total numbers of parking spaces is not need; the applicant is requesting that 35% of the parking be held in reserve. The company has been searching for a location to have a combined headquarters and storage showroom. This will be a three story building comprised of offices and showroom. All parking and traffic improvement originally approved will be provided. It is estimated that weekday storage activity would be about 2-3 person per day and more on weekends. The self storage area is approximately 40,000 sq. ft. which is small by national standards.

ACTION:

Greg Davis made a recommendation to the Board of Supervisors to approve the Conditional Use Application of Poplar Realty Investments to be allowed to hold 35% of parking in reserve as shown on a previously approved Land Development Plan. The motion was seconded by Todd Asousa and the motion was approved unanimously.

ATWATER PROPERTIES – Zoning Ordinance Amendment changing parking stall dimensions:

Represented by: Louis Colagreco, Esquire, Jeff Goggins and Barry Henry

Mr. Colagreco stated that this textual amendment language changing parking stall dimension and size comes directly from the ROC/R ordinance. Structured parking spaces do not need to be the size as currently reflected in the Zoning Ordinance. The structured parking is a combination of a deck and the parking underneath the deck. He stated that: 1) first part of the amendment is relative to structured parking and 2) making this type of request a part of land development process as opposed to filing a conditional use application for reserve parking. The Conditional Use application is both time consuming and expensive for the applicant.

Mr. Goggins showed the original plan which provided for 1256 parking spaces as required by the Zoning Ordinance. Right now there is no need for Endo to build that amount of parking. Typically, structured parking stalls are smaller than the typical 9 x 20 ft. or 10 x 20 ft. sizes used on surface lots for corporate facilities. The size reduction would create less impervious coverage and the deck will be 12 feet shorter in north/south direction. They will stripe the stalls either as 9 x 18 ft on surface 8.5 x 18 ft on deck. The reconfiguration it will actually allow for more green space than originally planned. Discussion ensued.

ACTION:

Todd Asousa made a Motion to recommend to the Board of Supervisors approval for a Zoning Ordinance amendment changing parking stall dimensions and size requirements in the to provide standards for structured parking, surface parking and for compact stalls, and a change to the approval process for holding certain parking spaces in reserve. Deb Abel seconded the motion and the motion was approved unanimously.

The meeting was adjourned at 8:05 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary