

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
October 24, 2012**

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

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 September 26, 2012 as written. The motion was seconded by John Laumer and approved unanimously.

ACT 537 SPECIAL STUDY – Sanitary Sewer Collection System

Bill Bohner, Arro Engineering

Mr. Bohner said the study was conducted to comply with the requirements of the Pennsylvania Department of Environmental Protection (PADEP), which regulates public sewer collection and treatment facilities. The focus of the study was the portion of East Whiteland Township from Sidley Road to Mill Lane to the southern boundary of Charlestown Township. The intent was as follows:

1. to provide planning requirements for system upgrades;
2. address upgrades to accommodate future flows;
3. focus on the conveyance system components.

The report identifies existing and future sanitary flow capacity needs based on current and future development. The document shows that the majority of future flows into this portion of the East Whiteland collection system will be generated by Charlestown Township. Members of the Planning Commission asked whether or not Charlestown was aware of the additional capacity and whether or not they were in favor of the project. Mr. Bohner said that Charlestown has an Agreement with East Whiteland Township that guarantees them a certain amount of capacity, and the Agreement provides a methodology for cost sharing when changes need to be made to the collection system. Discussion ensued.

Upgrading of the infrastructure will be provided in phases which will occur over the next 25 years. Funding will be provided through bonds, cost sharing between the townships and Valley Forge Sewer Authority which operates the public sewer collection system in Charlestown Township. In considering this project, the study looked at the topography, flows from outside the conventional drainage areas and the need for upgrading the current infrastructure.

Mr. Bohner said the purpose of this presentation is to obtain any comments the Planning Commission may have about the Study.

ACTION: The Planning Commission thanked Mr. Bohner for his presentation saying they found it informative. No motion was made to ratify comments on the Study that would be passed along to PADEP.

UPTOWN WORTHINGTON –FINAL LAND DEVELOPMENT

Represented by Louis Colagreco, Guy Wolfington, David Babbitt and Mike Engel

Mr. Colagreco advised that the preliminary plan had been approved at the October 16th Supervisors meeting. He confirmed that there are no new changes since their last presentation.

Todd asked them to identify the building heights throughout the development and they are as follow: residential buildings – 90 feet, offices – 140 feet, stores– 45 feet, and hotels 65-90 feet. Again, a discussion of fire protection for high rise standards and building code safety issues were discussed.

Mr. Colagreco stated that he will submit a revised final plan to comply with the issues listed in the engineer’s letters. He stated that they are also waiting to receive a review from the County Conservation District. All of these items should be addressed before submission to the Supervisors November meeting.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors the application for the revised Land Development Plan for the property located south of Matthews Road and east of Route 29 in a ROC/R district subject to the Township Engineer’s review letters dated, October 11 and 22, 2012 be approved. The motion was second by Todd Asousa and the motion was unanimously approved.

BRAD KINGSTON SUBDIVISION - SKETCH PLAN

Represented by Brad Kingston

Mr. Kingston advised that the property is located at 14 Village Way which is directly across from the General Warren Inn. The property is situated on one acre and he hopes to subdivide it sometime in the future. He will to maintain the exterior appearance and restore the front porch with some additional improvements to the rear. The current house on the property is vacant and in very bad shape. The driveway is overgrown with vegetation. When the property is subdivided, the new house would have a separate driveway. Generally, the Commission members were in agreement with the proposed improvements.

ACTION: None

DEVON AUTOMOTIVE GROUP – ZONING MAP AMENDMENTS

Represented by Ross Unruh, Esquire, Scott Williams, Dan Shibell and Bob Sloane

The applicant is seeking to purchase the property on Route 30 which is currently the movie theater. The current zoning is VMX – Mixed Village Use but the applicant is seeking to change the zoning to FC – Frontage Commercial which exists in the area already. This Frontage Commercial zoning will permit an auto dealership on the property. Mr. Unruh stated that a preliminary meeting was conducted with the Board of Supervisors to discuss the best way to address this request. The current building would remain with modifications to the front. The only site modification would be the re-striping of the parking lot. The residential properties are on the east side but are generally screened. It was requested that sufficient screening be done to protect residential areas.

Mr. Sloane stated that their current location in Devon is too small. They are also trying to comply with Toyota's requirements for franchises. Mr. Sloane indicated that they will have no Sunday hours and that week nights they will close at 9 pm. Discussion ensued relative to screening, stormwater and parking.

ACTION:

Todd Asousa made a motion to recommend to the Board of Supervisors the approval of the zoning map amendment from VMX – Village Mixed Use to FC - Frontal Commercial district for three tax parcels known at 593 Lancaster Avenue comprising 7.9 acres currently occupied by a movie theater. The motion was seconded by Greg Davis and the motion was approved unanimously.

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

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary