

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
April 24, 2013**

Members Present: Greg Davis, Chairman, Maureen Martinez, Sue Drummond, Todd Asousa and Deb Abel, Jeff Broadbelt 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 March 27, 2013 as written. The motion was seconded by Todd Asousa and approved unanimously.

PRELIMINARY LAND DEVELOPMENT – LINCOLN COURT SHOPPING CENTER

Represented by Mike Palladino, John Leapson and Edward Sarnacki

Mr. Palladino stated that his company has purchased the vacant property located at the corner of Malin Road and Route 30 which has housed several restaurants over the years. They are proposing to demolish the existing restaurant building and add an expansion of 16,000 sq. ft. He will also create a reverse subdivision of the 1.6 acre parcel to merge its title into the property title of Lincoln Court. The 16,000 sq. ft. expansion will provide for 8 additional stores. A sidewalk has been added to the plan and a right turn lane from Malin Road onto Route 30 has also been added. As a result of these changes, it required that the entrance from Malin Road be moved further away from Rt. 30 and that has been shifted on the plan. This change has some impact on the parking spaces but even with these changes the center still has five more parking spaces than required by the Zoning Ordinance. The applicant was asked to calculate the stormwater runoff of the existing basin and the impact of these changes on the property. Mr. Palladino stated he will be seeking the following relief: traffic impact study, setbacks, parking, and landscaping. The applicant indicated that they will need at least eight or more waivers as outlined in Arro's letter, dated April 15, 2013. The needed relief is based on the compliance of the Subdivision Land Development and Zoning requirements of the Township. Discussion ensued. The applicant's engineer said that his client will be seeking relief from setback issues and landscaping issues.

Mr. Broadbelt asked if the parking requirements were compliant as a whole for the center. The applicant should verify that there is sufficient parking and that the information be provided at their next presentation.

The flooding issues on the western portion of the larger shopping center were discussed and the corrections made to address them. Mr. Palladino said the biggest problem was the impact of Penndot's change in the drainage pipe on Route 30 directing the water flow toward the center. The Shopping Center owner has installed additional stormwater inlets to help capture the runoff.

ACTION:

None

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN - ATWATER

Represented by Lou Colagreco, Esquire, Barry Henry, Jeff Goggins, Mike Dirks, P.E.

Mr. Colagreco stated that the plan represents a subdivision of lots 1 through 8C and 15 on the south side of the Atwater Office Park as well as showing 10 office buildings totaling 1.2M square feet of new office space. The applicant met with the Township's Engineer to review items which needed to be addressed. They will be seeking 8 waivers from the Subdivision and Land Development Ordinance, Stormwater Ordinance and General requirements as listed in Arro's letter dated, April 19, 2013.

Members were advised that the plan is also under review by Tredyffrin Township's Planning Commission. They will be reviewing a lot line shift that is needed to accommodate the construction of the loop road in the vicinity of St. Peter's Church. Mr. Colagreco stated that his client will be seeking Final Land Development approval for Phase 1 only at the June meeting of the Commission.

A discussion resulted concerning the County Planning Commission's suggestion of a shuttle bus route in the development. The applicant and Township Planning Commission stated their lack of support for a bus route through this development. Also, discussed was the proposed extension of Great Valley Parkway as suggested in the County Planning Commission's letter, dated April 19, 2013.

ACTION:

Greg Davis made a Motion to recommend to the Board of Supervisors approval of the Preliminary Subdivision and Land Development Plan for Atwater Land L.P. for lots 1 through 8C and 15 on the south

side of Atwater Office Park and involving 100+ acres. The property is located on the east side of Route 29 north of Great Valley Parkway in the O/BP Office/Business Park Zoning District contingent upon the compliance of the issues listed in Arro's letter, dated April 19, 2013. The motion was seconded by Maureen Martinez and the vote was unanimously in favor of the Motion.

REVIEW FOR COMMENT TO THE ZONING HEARING BOARD – JMP MALVERN ASSOC.

Represented by Matthew Rutt, P.E, Mike Gill, Esquire, Peter Abrams, Greg Richardson

Mr. Gill stated that the property is located on Route 29 at Wyeth Drive. This site is the former location of Bob Evans Restaurant. The applicant is seeking a variances relative the exceeding the maximum impervious coverage under our Zoning Ordinance. The plan was approved back in 2008 for a Marriott Residence Inn with 232 units. That applicant had started some site development but then ceased and the property has remained dormant since. Malvern Associates is seeking to build a combination of retail and restaurant space. A drive-thru Panerra Bread is one of the vendors with a mix of other retail. The Holiday Inn Express would remain as Unit 1 of the Condominium. The site would provide 16, 600 sq. ft of space with parking. In 2008, property ownership was converted pursuant to the Pennsylvania Uniform Condominium Act. The access road from Wyeth Drive will be reconfigured to turn directly into the retail and hotel spaces.

The applicants will be seeking a variance from the Township Zoning Ordinance to allow approximately 53-54% impervious coverage. Since 2008, the property was rezoned and is now located in an O/BP District. The former plan was in a C2 District which allowed 55% impervious coverage. Stormwater issues were discussed at length.

The applicant was asked to provide the plan with sidewalks for any future reviews. Discussion ensued relative to safety and a future connection to the Patriot's Path into Malvern Borough.

The applicant also will be seeking a variance of the signage regulations to allow a larger and higher sign to identify the site. The existing signage is relative to the hotel covering 59 sq. ft. They are proposing to replace the hotel signage with a unified development sign covering a total of 199 sq. ft. Mr. Gill stated that our signage regulations are difficult and that this district doesn't cover shopping center signage, therefore, they would seek a special exception due to lack of signage for their business type. Their proposal is to have a free standing sign of 22 feet in height on westbound Route 30 to identify the businesses located there due to a lack of visibility. Discussion ensued.

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ACTION:

The majority of the Commission said they would support the applicant's request for relief on the additional impervious coverage but told the applicant to reduce the size of the proposed signage and to bring it in scale with the surrounding area/uses.

There being no further business, the meeting was adjourned at 9:10 pm.

Respectfully submitted:

Deb Abel for Greg Davis, Chairman

Maureen G. Perri, Secretary