

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
August 28, 2013**

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

Absent: Sue Drummond

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 June 26, 2013 as written. The motion was seconded by John Laumer and approved unanimously.

EAST WHITELAND FIRE AND AMBULANCE ASSOCIATION – FINAL LAND DEVELOPMENT PLAN

Represented by Lou Colagreco, Esquire, Rob Fenza, and Neal Camens, P.E.

Mr. Colagreco stated that the applicant received approval from the Zoning Hearing Board for two waivers: one for rear yard setbacks and the other for the setback from the street right of ways. The applicant is seeking to build a new 17,974 sq. ft. fire house with 36 parking spaces on the southwest corner of Mill Lane and Conestoga Road (Rt. 401). He stated that they will be able to comply with the issues listed in the Township Engineer's letter of August 15th. They are currently waiting for approval from PADEP for their NPDES permit and for the Highway Occupancy permit from PENNDOT. Mr. Colagreco stated he expects to receive approval from both agencies.

ACTION:

Mr. Davis made a motion to recommend Final Land Development approval to the Board of Supervisors for the plans submitted by the Friends of EW Fire and Ambulance Association for a new 17,974 sq. ft. fire house with 36 parking spaces to be built on the southwest corner of Mill Lane and Conestoga Road in an INS – Institutional Zoning District pending satisfactorily complying with the issues listed in Arro's letter, dated August 15th and receipt of the outstanding permits. The motion was seconded by Todd Asousa and the vote was unanimous. Ms. Abel recused herself from voting.

SKETCH PLAN FOR COMMENT TO THE ZONING HEARING BOARD FOR THUNDERBIRD TRADING COMPANY , T/A WHITELANDS ANIMAL HOSPITAL

Represented by John DiGiacomo, Esquire and Danielle Frost, DVM

Mr. DiGiacomo stated that the original subdivision of 530 West Lancaster Avenue was approved back in 1968. The current owner wishes to add a second story to the existing one story portion of a non-conforming building and a two story addition to the eastern side of the building in an FC – Frontage Commercial Zoning District. He stated that the lines for the three subdivisions were drawn incorrectly. Therefore, the south side of his client’s building encroaches into the five (5) foot access easement on Mr. Smith’s property. This proposed addition will be 5 feet wide and 40 feet long which will be built on the existing building. This addition will not be enlarged into the 20 foot access easement. Mr. Smith was concerned that the addition will encroach two (2) feet onto his property. Mr. Smith is also concerned with the handicapped parking spaces the plan is showing in the easement saying cars parked there will prevent delivery trucks from accessing his business. No written agreement exists between the property owners describing the rights of use of this easement area. The entire property is blacktopped and the proposed addition will not add any additional impervious coverage. Discussion ensued.

The applicant will be asking for several variances from the Zoning Hearing Board. One is for parking; the Zoning Ordinance requires 18 spaces and the applicant can only provide 15 spaces. Variances are also required for rear and side yard setback requirements.

The applicant was asked to address some of the issues raised this evening with the adjacent property owner and to mark up the plan with colors to help the Planning Commission understand the existing improvements and the existing encroachments and the proposed additions. Also, the applicant should clearly show the parking locations and easement areas. Dr. Frost was advised to work out the various issues that exist with her neighbors.

ACTION:

None

ZONING ORDINANCE AMENDMENT: APPLICATION OF UPTOWN WORTHINGTON – LED SIGNAGE IN ROC/R ZONING DISTRICT

Represented by Lou Colagrecio, Esquire, Brian O’Neill

Mr. Colagreco stated that they are looking to amend Section 200-89.1 of the Zoning Ordinance to establish standards for LED signage in the ROC/R – Regionally Oriented Commercial/Residential Zoning District. Mr. O’Neill stated that he is proposing to install an LED mesh screen onto the building but not higher than four stories to promote stores and ads in the development. In addition to ads, they could also use it for community functions. Discussion ensued.

The cost of operating the sign is expensive but will be offset by vendors using the signage to advertise their product and stores. The following issues were of concern to the members:

1. Visibility from Route 202 and compliance with Penndot standards;
2. Family friendly ads – no X-rated ads or movie trailers;
3. Height of the sign/screen and location within the site;
4. Hours of sign/screen operation;
5. Type of uses - community events and seasonal projections; and
6. Illumination within the area.

The members asked that the sign language be specific for this development site as well as only on-site vendor ads or promotions. Members requested that there be verbiage in the ordinance stating that they will accommodate screening of community events.

ACTION:

None

AMENDED MASTER PLAN: UPTOWN WORTHINGTON

Represented by Lou Colagreco, Esquire, Brian O’Neill

The plan is being amended to accommodate a reconfiguration of parking and shifting of buildings from what was shown on the previously approved Master Plan for this development in an ROC/R Zoning District.

Mr. O’Neill stated that the previously shown walkways will be changing to indoor paths because of the weather conditions of the Northeast. This will enable him to add indoor seating and food service areas allowing people to linger. They will be shifting the buildings and constructing a parking garage closer with retail at ground level and surrounded by retail on all sides. This will provide 350 parking spaces. Discussion ensued.

ACTION:

None

PROPOSED CANDY LINE TRAIL

Mr. Chris Lawrence, SCP, presented to the member the proposed “Candy Line Trail” which will be converting the former Devault rail road line which ran from Phoenixville, through Schuylkill and Charlestown Townships into East Whiteland. This line will run northeast of the Great Valley High School. The path would act as a North-South link between the Schuylkill Valley Trail and the Chester Valley Trail. Discussion ensued.

PUBLIC COMMENT CONCERNING: CUBESMART

Mr. Walter Lynn, 46 North Warren Avenue, acting a spokesperson for his neighbors, expressed dismay concerning the office building with storage units at the corner of Old Lincoln and Old Lancaster Road. The preliminary land development plan was approved in 2006 when the property was zoned PO2 – Professional Office District. In 2007, the zoning for that property was changed to R3 – Residential Zoning District. Ms. Woodman stated that the storage units are considered an accessory use which can only remain there as long as the corporate headquarters are at this location. Mr. Lynn takes issue with a commercial building located in a residential community and the egress of traffic on to a road which is primarily serving a residential community. Discussion ensued.

Jeffrey Lee, a resident of Old Lancaster Road, also questioned why Cubesmart isn’t held to the signage for a residential area. In addition, he takes issue with the traffic flow into and out of the property. There was also a discussion concerning the sidewalk location.

At the conclusion of the discussion, there being no further business, the meeting was adjourned at 9:40 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary