

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
December 18, 2013**

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

Absent: Deb Abel

Also Present: Terry Woodman, Township Manager, 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 November 26, 2013 as written. The motion was seconded by Jeff Broadbelt and the motion was approved unanimously.

ZONING MAP AMENDMENT – REZONING A PORTION OF A PROPERTY ON NORTH SIDE OF ROUTE 30.

Ms. Woodman had provided an aerial photograph of the area. She stated that the Zoning Hearing Board Solicitor submitted a letter, dated October 16, 2013, concerning the zoning classification of properties on the north side of Rt. 30 generally opposite Rt. 352. The Zoning Hearing Board members are asking that the Planning Commission and Board of Supervisors review the Zoning classification for this property which is currently a VMX - Village Mixed Use Zoning District. As a result of this classification, the property (Karen's K-9) has been rendered non-conforming as well as other businesses located there. The Zoning Hearing Board is suggesting that a classification of FC - Frontage Commercial be considered. Planning Commission members felt that the current zoning of VMX – Village Mixed Use is appropriate and their feeling was unanimous that a change back to FC – Frontage Commercial would impact the current owners. There was also a discussion of increased runoff into Valley Creek should the zoning revert to Frontage Commercial. Discussion ensued.

A representative of the Keyes family was in the audience and expressed their opposition to any change in the Zoning saying they have plans to redevelop some of the properties that they own there with uses permitted in the VMX – Village Mixed Use Zoning District.

ACTION:

Mr. Davis made a motion to inform the Board of Supervisors that the Planning Commission rejects the suggestion of a Zoning Map change for the property on the north side of Rt. 30 west of Church Road from VMX – Village Mixed Use to FC – Frontage Commercial. The motion was seconded by Jeff Broadbelt and the vote was unanimous.

PENNFIELD PROPERTIES: 2 LOT SUBDIVISION – 1535 MORSTEIN ROAD – FINAL PLAN

Represented by: John Wallace, John Mullin and Vince D’Annunzio

The applicant was before the Zoning Hearing Board requesting relief for the minimum width of the flag lot. Their request was granted by the Zoning Board. They propose 2 lots of approximately 40,000 sq. ft. each. The property is located on Morstein Road south of King Road near Collegeview Rd. One lot contains a rundown vacant house which will be demolished. The stormwater plan shows underground seepage beds to be built to handle runoff from the proposed improvements. Discussion ensued relative to trees and property vegetation. Mr. Wallace said only those trees in the building area will be removed. The Commission reviewed Arro’s letter dated December 16, 2013. The applicant said that they are able to comply with all of the enumerated items.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Final Plan of Pennfield Properties for a 2 lot subdivision from 2.2 acres at 1535 Morstein Road in a R-1 Residential District subject to all outstanding items in Arro’s letter dated, December 16, 2013 being addressed. Maureen Martinez seconded and the vote was unanimous.

SKETCH PLAN: PLANE BROOK PARTNERS – 46 TOWNHOUSE DEVELOPMENT

Represented by: Vic Kelly, Scott Brisbane, Mr. & Mrs. Barry Cockerham

Mr. Kelly stated that the property is zoned RM – Medium Density Residential. Lot 1 is located off of Planebrook Road and composed of 23.5 acres. Lot 2 is 2 acres in size and will have a separate access from Planebrook Road and will remain a Cockerham property. For stormwater they plan to use the best management practices due to the proximity of Valley Creek.

The applicant is proposing to build trails through the property. They plan to keep cartways to a minimum and will be asking for a waiver to allow 20-24 feet cartway widths. The homes will be 28 feet wide with approximately 2,500-3,000 sq. ft.

A Homeowner's Association will be established to maintain the property. The property is transverse by a large PECO aerial easement. The majority of this land will be left as open space. The applicant was advised that they need to do a traffic study. Planning Commission members expressed concern about access from the site onto Planebrook Rd., particularly during morning and evening rush hours. Members also told the applicant that sidewalks should be shown on future plan revisions.

ACTION:

None

DISCUSSION OF PROPOSED ZONING ORDINANCE AMENDMENT: O'NEILL PROPERTIES – LED SIGNAGE IN ROC/R ZONING DISTRICT

The applicant withdrew from this evening's meeting.

SEWAGE FACILITIES PLANNING MODULE: J & J SPARTA – 260 Great Valley Pkwy

Ms. Woodman informed the members that the property owner is changing the use of this existing building from warehouse to laboratory space. This will generate more waste water. Currently, the Township's sanitary sewer conveyance pipe that serves this part of the Great Valley Corporate Center is at maximum capacity; the Township is in the process of replacing this collection system and the additional capacity should be available by the end of 2014. Because of the capacity issue, PADEP requires that the Planning Commission be advised of changes in buildings that will add more flow into the system. There was light discussion, and a consensus that the additional flows generated by the change in use would not create a hazardous due to the progress already made in the sewer line replacement.

SKETCH PLAN FOR COMMENT TO ZONING HEARING BOARD: PUBLIC WORKS FACILITY

Ms. Woodman stated that the facility will be located at the western end of the Township property which is located in the INS – Institutional Zoning District. The proposal is to continue the parking area between the CV Trail and the existing Township Building to the west and place the Public Works administration

building at the end of the parking area. The property line for the Township property goes to the center of the Chester Valley Trail. The zoning for the homes abutting the trail is R-1 Residential and the Zoning District goes to the center-line of the CV Trail. Since the INS – Institutional Zoning District abuts the residential district there, deep setbacks are required. As a result the Township will be appealing to the Zoning Hearing Board and seeking variances for: 1) building setback, 2) accessory building setback, 3) parking setback and a variance from the setback required from a floodplain area. Discussion centered on buffering of the buildings from the CV Trail. Mr. Becker said there will be a rain garden between the buildings and the trail, and the architect has designed the buildings so that the wall will shield/buffer the noise of the vehicles. The Township will adhere to all the requirements of PADEP as would any other applicant.

ACTION:

Mr. Asousa made a motion recommending that the Zoning Hearing Board approve the relief needed to allow the construction of a new Public Works facility on the western end of the Township Building property in an INS – Institutional Zoning District. The motion was seconded by Mr. Davis and the vote was unanimous.

ADJOURNMENT:

Hearing no new business, the meeting adjourned at 8:30 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary