

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
February 27, 2013**

Members Present: Greg Davis, Chairman, Maureen Martinez, Sue Drummond, Jeffrey Broadbelt and John Laumer

Absent: Todd Asousa and Deb Abel

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 January 23, 2013 with a correction on page 3, second paragraph; there is a missing word in the sentence. The motion was seconded by Jeff Broadbelt and was approved unanimously.

TRAMMELL CROW – ATWATER – Zoning Ordinance Amendment – Signage Regulations

Lou Colagreco, Esq., Jeff Goggins (T/C), Barry Henry (T/C)

Mr. Colagreco stated that the applicant was in front of the Planning Commission last month seeking to amend the O/BP Zoning District, Section 200-83 of the Zoning Ordinance, to provide standards for development identification signs for those developments that exceed 500,000 sq. ft. of buildings. Currently at the Atwater Office Park, the existing development sign is located on North Atwater drive which was constructed before the 2007 Zoning Ordinance was adopted. In their review of the proposed Ordinance Amendment, the Chester County Planning Commission noted that the lettering of a section in the proposed ordinance amendment was inconsistent with the Zoning Ordinance; therefore, the applicant has made the correction by the addition of a new letter “F” under Section 1 (B). They are here tonight to make the Township Planning Commission aware of the change.

The current sign ordinance regulation restricts an off-site identification sign to 16 sq. ft. The current signs at north Atwater drive are about 60 sq. ft. and this amendment will provide consistency to the entrances. Trammell Crow wishes to have two types of signage at the Park entrances. One to provide identification of the office park, and the second to identify tenants located in the park. The proposed ordinance amendment restricts this additional signage to developments with 500,000 sq. ft. of office space in an O/BP Zoning District. The ordinance changes are as follows:

- A. Development identification signs:
 - 1. Maximum of two single-faced freestanding signs shall be permitted per road entrance providing access to the development
 - a. Maximum area per sign shall be 60 sq. ft;
 - b. Signs will be indirectly illuminated; and
 - c. Maximum height of 6 feet above finished grade

- B. Maximum of two additional single-faced freestanding signs per road entrance providing direct access:
 - a. Maximum area per sign shall be 20 square feet;
 - b. Signs will be indirectly illuminated; and
 - c. Maximum height shall be 4 feet above finished grade.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors the approval of the revised Zoning Ordinance Amendment filed by TC Atwater to allow an amendment by adding Section F. Development Identification to signage regulations that govern office developments in excess of 500,000 sq. ft. in the O/BP - Office Business Park Zoning District. The motion was seconded by John Laumer and was approved unanimously.

TRAMMELL CROW – ATWATER – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT

Represented by Lou Colagreco, Esq., Jeff Goggins (T/C)

The applicant seeks to present a preliminary subdivision for lots 1 through 8C and 15 on the south side of Atwater drive. The Trammell Crow Company has entered into an agreement with Shire Pharmaceutical to locate their headquarters on the 100± acres on the south side of the quarry. The lots being subdivided will consist of four buildings as part of Phase 1 totaling 500,000 sq. ft. office space. The proposed plan is consistent with the original submission in that the total developable office square footage will not exceed what was approved in 2003. In response to a question, the applicant said the roadway (Atwater Drive) will support two-way traffic.

New engineering requires a shift to Atwater Drive's location in Tredyffrin Township. A site walk with representatives from Tredyffrin Township has been scheduled. Mr. Goggins stated that they will continue to have ongoing discussions with St. Peter's Church relative to buffers and the roadway.

ACTION:

None

VANGUARD – WEST CAMPUS – SKETCH PLAN INFORMATION

Represented by Denise Yarnoff, Esquire

Ms. Yarnoff stated that Vanguard has purchased the former Pfizer/Wyeth property on Route 29. The property has two driveway accesses from the round-about leading to Uptown Worthington. Vanguard will be securing those entrances by building a guard kiosk at one entrance and installing card reader at the other entrance. The two existing office buildings will be retrofitted. Vanguard will also be widening the drives to allow vehicles to turn around, and they will be installing an additional 25 parking spaces for visitor parking. Rain gardens will capture any stormwater runoff created as a result of these improvements. It is their intent to connect their headquarters campus with the Pfizer/Wyeth property at some point. Currently there is a small area of land owned by a printing company and a rail spur that serves that company separating the two properties. Vanguard currently employs 1,500 people in the area. This purchase will help consolidate Vanguard employees currently housed in offices scattered around in other buildings.

ACTION:

Ms. Woodman said this presentation was informational only. The scale of the proposed improvements can be handled by and Erosion and Sedimentation Control Plan, and a formal Land Development approval were not needed.

SRL ENTERPRISE – FINAL SUBDIVISION PLAN

Represented by Brad Kingston

The applicant was before the Commission a few months ago with a Sketch plan for a 2 lot subdivision located at 14 Village Way. Mr. Kingston reiterated that the property is directly across from the General Warren Inn. It is situated on 43,535 square feet of land within an R-3 zoning district. The renovations to the existing home are underway and proceeding well.

The applicant is seeking approval of the second lot on about one-half acre. This proposal will be consistent with the existing community for a single family dwelling.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors SRL Enterprises final plan for a two lot subdivision with an existing house to remain on lot #1 and creating a second lot at 14 Village Way in an R-3 Residential Zoning District. The motion was seconded by Sue Drummond and the vote was unanimous.

IMMACULATA UNIVERSITY – SKETCH PLAN – Revised Master Plan
Represented by Bob Plucienik, P.E. and Kerry Jones, Director Capital Planning

The University is proposing the construction of student housing off of Alumnae Drive north of the tennis courts. They are proposing construction to be done in three phases. The University is interested in returning the students to campus instead of housing them in apartment locations in the surrounding community. The idea is to build 10 pod style buildings. Initially, they would construct two buildings during Phase 1. Each building would house 28 beds. Each student would have their own bedroom. The amenities in each suite would include a kitchen, living room, multi-phase bathroom and laundry room facilities in the building. The targeted group for this housing is the upper classmen and they expect the houses to house students based on their majors. After construction of phase 1, they will evaluate the efficiency of this design.

Mr. Jones feels that the parking for Phases 1 and 2 can be handled using parking lot B. This lot is currently used by the evening students. The parking requirements will continue to be evaluated during the additional phases. A discussion ensued concerning the sloping topography of the area and the removal of trees.

ACTION:

None

There being no further business, the meeting was adjourned at 8:20 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary