

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
June 26, 2013**

Members Present: Greg Davis, Chairman, Sue Drummond, Todd Asousa and John Laumer

Absent: Maureen Martinez, Deb Abel 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 May 22, 2013 as written. The motion was seconded by Sue Drummond and approved unanimously.

PRELIMINARY LAND DEVELOPMENT PLAN: MALVERN SCHOOL-PARKING LOT EXPANSION

Represented by Neal Camens, P. E. and Vince Donahue, Esquire

This property at 385 Lancaster Avenue is immediately adjacent to the Malvern School a day care facility located at 383 Lancaster Avenue. Both are in an FC – Frontage Commercial District. The subject property is improved with a small office building and parking lot. The applicant is proposing to use this parcel to support the activities of the Malvern School by providing 25 additional parking spaces. Mr. Camens said the parking proposed reconfiguration will provide a better parking layout. The plan improves the stormwater management since none exists at this time. An infiltration system will be installed which will then discharge the runoff over a level spreader. The property is heavily composed of limestone and is at risk for sinkhole development. Arro Engineers have reviewed the stormwater plan and they project that even with a 100 year storm their discharge is less than 1 cubic foot per second.

The applicant is seeking a waiver from the requirement to provide street trees along Route 30. Members felt that street trees would be a problem and were willing to recommend that the Board of Supervisors grant this request. The Commission requested that the applicant consider the addition of sidewalks along Route 30 across the front of this property. The applicant's attorney stated that the school felt that having sidewalks would be a possible detriment to the school. They owners wished to discourage pedestrian traffic because of the children. Discussion ensued.

ACTION:

Greg Davis made a motion recommending to the Board of Supervisors approval of the Preliminary/Final Land Development Plan for the Malvern School for the redevelopment and expansion of an existing parking at 385 Lancaster Avenue to create 25 parking spaces to support the activities of an adjacent nursery school/day care center located at 383 Lancaster Avenue. Both properties are in an FC – Frontage Commercial Zoning District. The recommended approval is contingent upon items in Arro’s letter, dated June 5, 2013 be addressed to the Engineer’s satisfaction and with the condition that the applicant add sidewalks to the Route 30 frontage. In addition, the Commission also recommends the waivers of street trees and stormwater infiltraton as requested. The motion was seconded by John Laumer and the vote was unanimous.

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – IMMACULATA UNIVERSITY
HOUSING FOR PHASE 1 AND 2**

Represented by Neal Camens, P.E. and Kerry Jones, Director of Capital Planning

Mr. Camens stated that they have submitted a Preliminary plan for Phase 1 and 2 for a total of 5 new student housing buildings. The current projection is for 30 beds per building. A traffic study concluded that the first two phases can be supported by the existing parking lot. They have met with the Fire Marshal who has requested that they widen the sidewalk in front of the building to support emergency vehicles. The applicant confirmed that they would be able to comply with the items listed in Arro’s letter, dated June 18, 2013 and the issue of stormwater as mentioned in the County Planning Commission’s letter, dated June 3, 2013.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors approval of the Preliminary/Final Land Development Plan submitted by Immaculata University for Phases 1 and 2 for 5 new student housing buildings that will house a total of 150 students in the northwest quadrant of the campus located on the north side of King Road, east of Ravine Road. The property is in an INS – Institutional District. The recommendation is contingent upon all items remaining in Arro’s letter, dated June 18, 2013 be addressed to the Engineer’s satisfaction. The motion was seconded by Greg Davis and the vote was unanimous.

PRELIMINARY LAND DEVELOPMENT PLAN AND FOR COMMENT TO THE ZONING HEARING BOARD FOR LINCOLN COURT SHOPPING CENTER AND FOR COMMENT TO ZONING HEARING BOARD

Represented by Jack Leapson, Mike Palladino

The applicant is seeing to expand the existing shopping center by 16,000 sq. ft. and through a reverse subdivision incorporate an additional 1.6 acre parcel into the shopping center's larger parcel. The center is located on Route 30 west of Malin Road. Mr. Leapson stated that the plan has been revised and submitted for review by the Township Engineer. The applicant was advised that the waivers they are seeking should be added to the plan. There were several waivers requested as stated in Arro's letter, dated June 14, 2013, specifically # 3, 7, 12 and 13 under the Subdivision and Land Development. In addition, the applicant is seeking 9 variances specifically items 14 through 23 except #17 under Zoning. The applicant confirmed that sidewalks will be installed. Discussion ensued.

A variance for the buffer between properties of like zoning is also being requested due to the fact that they have only 6 feet between properties and not the required 15 feet per our ordinance. After much discussion, it was determined that too many issues were lacking for approval by the members.

ACTION:

Greg Davis made a motion to recommend to the Zoning Hearing Board approval of the variances requested by Lincoln Court Shopping Center as outlined in Arro Engineer's letter, dated June 14, 2013, specifically items # 14, 15, 16, 18, 19, 20, 21, 22 and 23 and a reduction in the required buffer along the property line shared with Ice Butler from the required 15 feet to 6 feet. The Planning Commission stated their support for the left-hand turn lane from Malin Road onto westbound Route 30. The motion was seconded by Todd Asousa and the vote was unanimous.

SKETCH PLAN – PENNFIELD PROPERTIES – 2 LOT SUBDIVISION – 1535 MORSTEIN RD

Represented by John Mullin, Vince D'Annunzio

The property is located in an R-1 zoning district south of King Road but east of the Great Valley Little League ball field. The applicant is proposing two flag lots; each will meet the lot size requirement of the zoning district but the applicant will require relief from the width of the access strip for lot 2. The plan shows a 50 ft wide strip but the Zoning Ordinance width requirement is 75 feet of frontage. One lot is already improved with a house. The applicant is seeking a variance from the Zoning Hearing Board for the minimum required width of a flag lot.

ACTION:

Mr. Asousa made a motion to recommend to the Zoning Hearing Board to approve a flag lot width of 50 feet instead of the required 75 feet as shown on the plan for a two lot subdivision from 2.2 acres at 1535 Morstein Road in an R-1 Residential District. The motion was seconded by Greg Davis and the vote was unanimous.

SKETCH PLAN FOR COMMENT TO THE ZONING HEARING BOARD – C. CHARLES BURCH – OUTDOOR STORAGE

Represented by Kristin Camp, Esquire, Jack Robinson, Charles Burch and Scott Williams

Ms. Camp stated that the applicant seeks to purchase a property at 380 Lapp Road which is improved with a one story 30,000 sq. ft. flex building comprised of 12,000 sq. ft. of office space and 18,000 sq. ft. of warehouse space. The applicant distributes materials for the mining industry. Currently, they employ 13 people and only see a minimal increase in staff. They wish to divide the use of the building and property where they will use a 15,000 sq. foot portion and seek a tenant for the remaining warehouse space. The applicant also requires outdoor storage for which they are seeking a variance. The property currently has 67 parking spaces. The property was originally zoned industrial and the regulations have changed for parking of warehouse spaces. Now the current zoning requirement is 1 space per 250 sq. ft. of office or warehouse. The applicant wishes to add additional parking for better circulation and two loading dock doors. The 11,100 sq. ft. of new paving is proposed but not all will be stripped at this time. They are not petitioning for relief of impervious coverage. Their relief is for the requirement of the parking setback abutting a residential district. The applicant wishes to decrease the parking setback from 35 feet to 20 feet. There is a distance of 453 feet from the parking area to the residence. Buffering for the residential property was discussed at length.

ACTION:

Mr. Davis made a motion to recommend the Zoning Hearing Board grant the approval necessary to allow the sketch plan of C. Charles Burch for proposed outdoor storage and the reduction in the dimension of a required rear yard requirement from 35 feet to 20 feet for a property at 380 Lapp Road in the O/BP – Zoning District. The Commission also recommends the Special Exception request for outdoor storage. In addition should the property require screening, a fence is to be provided on the property to offer buffering to the residential property. The motion was seconded by Todd Asousa and the vote was unanimous.

SKETCH PLAN FOR COMMENT TO THE ZONING HEARING BOARD: CUBESMART

Represented by Lou Colagreco, Esquire and Jeff Foster

Mr. Colagreco stated the property is located at Old Lancaster and Route 30 for an 86, 000 sq. ft. building. The original the plan when filed was in a PO2 zoning district and now the zoning has changed to R-3 zoning district. They have applied the standards of the signage regulations for an O/BP district. The applicant is proposing five signs: a) an 82 sq. ft. sign 48 inches tall and 6 inches deep internally illuminated and centered on the building facing Lancaster Avenue; b) a 26 sq. ft. monument sign above the entrance; c) 35 sq. ft. corner sculpture monument sign at the traffic light; d) 31.5 sq. ft. directional monument sign for CubeSmart and General Warren Inn; and e) 49 sq. ft. 3 ft wide by 15 ft length entrance sign on Old Lancaster Avenue. It was requested that the illuminated sign “e” be extinguished at night as to not interfere with the residents in the area.

ACTION:

Ms. Drummond made a motion to recommend approval to the Zoning Hearing Board of the sketch plan for CubeSmart to permit office signage to support the office building currently under construction on the property located at 5 Old Lancaster Road in an R-3 Residential District. The motion was seconded by Greg Davis and the vote was unanimous.

JMP MALVERN ASSOCIATES FOR COMMENT TO THE ZONING HEARING BOARD

Represented by Kristin Camp, Esquire and Matt Rutt

The applicant is seeking a variance from the maximum impervious coverage permitted in the O/BPS Zoning District and a Special Exception and a variance for signage in a non-residential district. The site is the former location of Bob Evans Restaurant on Route 29 and Wyeth Drive. Currently, the property houses a Holiday Inn Express which is unit 2 of the condominium property. In 2008, there was plan approval for a Marriott Residence Inn. The property is owned as a condominium, and cross easements are provided for parking and stormwater. The stormwater controls have been upgraded over the original hotel plan approval.

The applicant has requested two Special Exceptions one under Section 200-82.A.(2)(c) which regulates signage and a variance from Section 200-37.C to exceed the maximum impervious coverage. Ms. Camp stated that there really are no good signage regulations for a shopping center in an O/BPS district. Their proposal is for one free standing sign to be along Route 29 at Wyeth Drive covering 146 sq. ft and one sign on Route 30 covering 98.5 sq. ft. Due to the topography of the property, traffic is unable to see the shopping center as they travel west on Route 30 which is the reason for the Route 30 sign. Other signs to be located on the property are tenant, directional and menu board signs. A discussion arose about the safety of merging traffic onto Route 29.

ACTION;

Mr. Davis made a motion to recommend to the Zoning Hearing Board approval of the variance pursuant to Section 200-82(C) to exceed the maximum impervious coverage allowed in an O/BPS district. The Commission wishes to comment that they can support the two free standing signs as shown on Exhibit 4 and are opposed to the original submission which is Exhibit 3 for signs 1 and 2. The Commission wishes to defer any opinion on the directional signs within the shopping center to the Zoning Hearing Board. Mr. Asousa seconded the motion and the vote was approved.

MEETING CANCELLATION;

Mr. Asousa made a motion to cancel the July 24, 2013 Planning Commission meeting due to attendance issue. The motion was seconded by Greg Davis and the vote unanimous.

There being no further business, the meeting was adjourned at 9:25 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary