

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

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

Absent: 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 February 27, 2013 as written. The motion was seconded by Susan Drummond and the motion was approved unanimously.

DEERFIELD COMMONS – Zoning Ordinance Amendment – “Required Parking for Specific Uses”

Represented by Lou Colagreco, Esquire

Mr. Colagreco stated that this property is located on the north side of Route 30 west of Route 401. The property is approximately 11.57 acres in size and formerly owned by the Rubino family. The applicant, O’Neill/Main Line Associates, has been approached by a company interested in building a one-story 30,000 square foot medical facility. Upon review of our Zoning Ordinance for this use, it was discovered that the parking ratio for a medical building is 1 space for every 100 square feet of gross floor area of a medical/dental building. The applicant has summated a traffic study prepared by their traffic engineer and that Study has been reviewed by the Township’s traffic engineer, McMahon and Associates. McMahon concurs that what the applicant is asking for, 5 spaces per 1,000 square feet of space, was appropriate for the proposed use. Peak parking would be between 10-12 Noon and 1-2 pm, Monday-Friday. Discussion ensued.

ACTION:

Maureen Martinez made a motion to recommend to the Board of Supervisors a Zoning Ordinance amendment submitted by Main Line I Associates/Deerfield Commons to amend Section 200-70 “Required Parking for Specific Uses” to change the number of parking spaces required for a medical/dental use to 5

spaces per 1,000 square feet of gross floor area. The motion was seconded by Todd Asousa and was approved unanimously.

ZONING DISCUSSION OF MOBILE FOOD VENDORS:

Ms. Woodman stated that an inquiry had been made relative to whether or not Mobile Food Vendors would be permitted to operate in the Township. The definition of “Restaurant” in our ordinance is broad. The members were advised of the different types of mobile options: 1) catering trucks or cold trucks; 2) mobile vending carts also known as pushcarts; 3) mobile retail food establishment or hot trucks and 4) ice cream/water ice trucks. Each type of truck was discussed relative to their operation and whether they would be on public or private property. A discussion ensued.

The Commission directed Ms. Woodman to develop a draft zoning ordinance amendment to address the comments raised in the discussion.

ACTION:

None

There being no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary