

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
May 22, 2013**

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

Absent: Greg Davis

Also Present: 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 Jeff Broadbelt to approve the minutes of April 24, 2013 as written. The motion was seconded by John Laumer and approved unanimously.

PRELIMINARY LAND DEVELOPMENT FOR FRIENDS OF EW FIRE AND AMBULANCE

Represented by Rob Fenza, Gary Sheridan and Neal Camens, P.E.

Ms. Abel recused herself from participating in the review of this application due to her membership on the Board of the Fire Company.

Mr. Fenza gave some background information on the history of the Friends and the condition of the current firehouse. Mr. Camens reviewed the details for construction of a 17,974 sq. ft. firehouse with 36 parking spaces to be built at Conestoga Road and Mill Lane. He stated that there will be two driveways with two-way traffic for each. They will provide road improvement at the intersection of Mill Lane and Conestoga Road to correct the turning radius. Soil testing was conducted and the report showed that no limestone deposits were evident. However, it is heavily populated with rock. They are proposing to have three stormwater facilities on the site. An underground cistern will collect the roof water runoff. This will provide water for house cleaning uses thereby saving the fire company money.

They are requesting relief from variable setbacks of an INS district as follows: 1) front yard distance should be 60 feet from the right of way and they are at 16 feet; 2) rear yard setback relief because they are within 58 feet of a residential property. These are due to the property's configuration, slope and the rock formation.

An issue was raised whether the Township would merge the two properties because of its impact on the driveway placement. A review of Arro's letter, dated May 16, 2013, was discussed and their ability to comply with the issues enumerated.

ACTION:

Mr. Asousa made a motion to recommend to the Zoning Hearing Board approval of the relief requested for two setbacks from the Rt. 401 front yard setback and the rear yard setback from an R-1 Residential Zoning District. The property is located in an INS – Institutional Zoning District.

In a second motion, Mr. Asousa made a recommendation to the Board of Supervisors for approval of the Preliminary Land Development Plan subject to the Zoning Hearing Board granting the relief necessary and with the roadway modifications to the radius of the southeast corner of the Mill Lane and Conestoga Road intersection. The motion also included a recommendation to grant the waiver of item 12 (Environmental Impact) in Arro's letter, dated May 16, 2013, and a waiver for the driveway setback, if the two properties are not merged. Both motions were seconded by John Laumer and the vote on each was unanimous.

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN - ATWATER

Represented by Lou Colagreco, Esquire, Barry Henry, Jeff Goggins, Mike Dirks, P.E.

Mr. Colagreco stated that the plan represents a subdivision of lots 1 through 8C and 15 on the south side of the Atwater Office Park showing buildings totaling 1.2M square feet of new office space. He said that the Board of Supervisors approved the Preliminary Plan and the granted the waivers requested by the Applicant. Tonight, they are seeking a recommendation for Final Land Development approval for lots 3, 4, and 5. Mr. Dirks stated that Phase 1 will include these lots as well as the South Atwater Drive roadway. The Commission was told that Tredyffrin Township has approved a slight adjustment to South Atwater drive so that the road will be connected with the portion of Atwater Drive on the north side of the quarry. Discussion ensued.

ACTION:

Sue Drummond made a motion to recommend to the Board of Supervisors approval of the Final Subdivision Land Development Plan for Atwater Land L.P. for lots 1 through 8C and 15 and for the

Final Land Development Plan of lots 3, 4 and 5 on the south side of Atwater Office Park and involving 100+ acres. The property is on the east side of Rt. 29, north of Great Valley Parkway in the O/BP – Office/Business Zoning District. This is with the condition that they comply with all issues listed in Arro’s letter, dated May 17, 2013. Also, the Commission wished to reaffirm that they will adhere to the agreement for a contribution of \$250,000 to be earmarked for Park and Recreation. The motion was seconded by John Laumer and the vote was unanimous.

PRELIMINARY LAND DEVELOPMENT PLAN: MALVERN SCHOOL-PARKING LOT EXPANSION

Represented by Neal Camens, P. E.

This is a day care facility located at 385 Lancaster Avenue in an FC – Frontage Commercial District. The applicant owns a separate parcel to the rear which has an office building and parking lot. This area will provide for the expansion of 25 new spaces. Mr. Camens stated that this reconfiguration will provide for a better parking layout. The new plan improves the stormwater management since none exists at this time. A system with no infiltration will be installed which will then discharge the runoff over a level spreader. The property is the heavily composed of limestone and is at risk for sinkhole development. They have no plans to make changes in the right of way. The Commission requested that the applicant consider the addition of sidewalks on Route 30.

ACTION:

None

PRELIMINARY LAND DEVELOPMENT PLAN – IMMACULATA UNIVERSITY HOUSING

Represented by Bob Plucienik, P.E. and Kerry Jones, Director of Capital Planning

Mr. Plucienik stated that they have submitted a Preliminary plan for Phase 1 and 2 for 5 new student housing buildings. They would be able to comply with the issues raised in Arro’s letter, dated May 15, 2013. The applicant will need to contact McMahan Associates, traffic engineers, relative to an issue raised in their letter dated, April 16, 2013. They were unaware of an issue concerning the access road and parking.

Mr. Jones stated that since the application had been filed, a recent redesign of the buildings has resulted in providing two more beds per building than what was shown on the prior plan. The current projection is for 150 beds per building without any changes to the footprint. The aim is to return to campus students who are now housed off campus.

ACTION:

Sue Drummond made a motion to recommend to the Board of Supervisors approval of the Preliminary Land Development Plan for 5 new student housing buildings for 150 students subject to addressing the issues raised in McMahon Associates letter of April 16, 2013 and Arro's Engineers letter of May 15, 2013. The motion was seconded by Todd Asousa and the vote was unanimous.

SUBDIVISION SKETCH PLAN – H. P. FLANAGAN – BACTON HILL ROAD SUBDIVISION

Represented by Harry Pettyjohn and Stacy Chain

Mr. Pettyjohn stated that the original subdivision plan in an R-1 Residential District was approved in 2007. The original plan called for a large cul-de-sac bulb supported by a large retaining wall that would be about 12 ft. high and installed adjacent to wetlands. He is proposing to shrink the cul-de-sac and move it further along Bacton Hill Road, to stay closer to the existing grade and still provide for four lots. The applicant said they will widen the intersection at Bacton Hill and Route 401 to provide a better radius at the intersection. He mentioned that each lot will contain a stormwater seepage bed. Lot 4 will contain two seepage beds, one to handle the stormwater from the lot and the second will control stormwater from the cul-de-sac.

The applicant was advised that the design of the proposed cul-de-sac does not comply with Township design standards. The Commission recommended that a Homeowners Association be formed to maintain both the cul-de-sac and the stormwater infiltration bed. Mr. Pettyjohn advised that they had planned to form an association for maintenance of the cul-de-sac.

ACTION:

None

There being no further business, the meeting was adjourned at 9:10 pm.

Respectfully submitted:

Deb Abel for Greg Davis, Chairman

Maureen G. Perri, Secretary