

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

Members Present: Greg Davis, Chairman, Todd Asousa, John Laumer, Deb Abel, and Jeff Broadbelt

Absent: Sue Drummond and Maureen Martinez

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.

PLEASE NOTE: No meeting was held in October and the December meeting will be held on December 18th.

APPROVAL OF MINUTES

A motion was made by Greg Davis to approve the minutes of September 25, 2013 as written. The motion was seconded by Todd Asousa and the motion was approved unanimously.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: Liberty Property - 3 Quarry Ridge
Represented by: Lou Colagreco, Esquire, Gary Lorgus, Alex Tweedie, PE

Mr. Colagreco stated that they went before the Zoning Hearing Board for a variance to increase the height of the parking garage by two decks. This variance request was granted. This application is for the 50,000 sq. ft. addition to the office building. He confirmed that they will be able to comply with items in Arro's letter dated, November 25, 2013. They are estimating about 1,000 people will occupy this building. Mr. Tweedie addressed the issues discussed in McMahon's (traffic engineer) letter, dated November 22, 2013, relative to turning lanes and crosswalk locations. These issues will be worked out with the McMahon Associates.

Sergeant Dan Wilson, head of the Police Department Traffic Unit, has issues with the visibility of the traffic signal at southbound West Liberty at the approach of Swedesford Road and requested that the applicant have the stop bar moved back. Also, to increase the vehicle capacity he recommends that a "Right Turn on Red" sign be installed at the same intersection. These issues will be discussed with McMahon Associates.

Parcel A will have an internal sidewalk going to the west side of the road connecting to a trail network at West Liberty Boulevard and extending to the quarry. Employees at this location will have sidewalk access to the Shoppes at Liberty Place.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors approval of the Preliminary/Final Land Development Plan submitted by Liberty Property Trust for a 50,000 square foot addition and the addition of two levels to the parking structure of the previously approved 3 Quarry Ridge (425 Old Morehall Road) land development plan. The property is located in the O/BP – Office/Business Park Zoning District. The approval is subject to the conditions in Arro’s letter dated, November 25th and McMahon Associates letter, dated November 22nd. The motion was seconded by Todd Asousa and the vote was unanimous.

SKETCH PLAN FOR LAND DEVELOPMENT: East Whiteland Township – Public Works Facility

Represented by: Darrell Becker, P.E. and Arthur Bernardon, A.I.A

Ms. Woodman advised that the current facility is outdated and undersized; equipment is unable to be stored in the building and is left outside. A needs study was completed several years ago and provided an idea of the size of a complex that would be needed to serve as a new Public Works facility. Mr. Bernardon is working on the fire company’s facility to be located on the eastern end of the Township complex. The Board of Supervisors thought it appropriate to have him design the Public Works facility to provide continuity of design between these two new buildings. The property is constrained by the floodplain of the stream coursing through the property, a sewer easement, and the Chester Valley Trail. Mr. Bernardon outlined the plans for this project which would be added to the western end of the Township property. The plan has a tentative timetable for the project to begin in 2013 and to be completed by 2015.

Mr. Becker outlined the stormwater detention plans for the site. They will be following the Best Management Practices with basins below and above ground for stormwater. Discussion ensued.

ACTION:

Plan will advance to the Preliminary/Final stage.

FOR COMMENT TO THE ZONING HEARING BOARD: Affinity Veterinary Center

Represented by Kristine Lary

The veterinary center is located at 330 Conestoga Road in a NS - Neighborhood Schools Zoning District. The applicant is looking to install four new business signs. One sign would replace an existing sign that is in a very deteriorated condition. The other signs are as follows: 1) new wall sign at the entrance, 2) new wall sign on the rear of the building, and 3) a single post hanging sign for employee parking. Ms. Lary is seeking signage consistent with the professional offices district signs. The prior owner operated a veterinary practice at this location and has sold the business to another veterinary. Commission members felt that the sign background color should be better blended to the property. They also felt that the post hanging sign should be changed since it didn't identify the type of business and gave the impression of a real estate sign. Discussion ensued

The reason that they need to petition the Zoning Hearing Board is because the use is Non-Conforming in the NS - Neighborhood Schools Zoning District and this district does not allow for multiple signs on a property this small.

ACTION:

At the conclusion of discussion the members agreed to recommend to the Zoning Hearing Board approval of the relief needed to permit the multiple business signs and location proposed by Affinity Veterinary Center for new signage at 330 Conestoga Road in a NS – Neighborhood Schools Zoning District. However, the members expressed that they did not like the style and coloring of the signage presented.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN - JMP MALVERN ASSOCIATES

Represented by: Michael Gill, Esquire

Mr. Gill stated that the applicant had been before them for a sketch plan on this the former Bob Evans property. At that time, the Commission had asked them to reduce the size of the signs. They were before the Zoning Hearing Board and received approval for the signage as well as for the variance for impervious coverage to go from 50% up to 55% in the O/BP district. One sign will be 150 sq. ft. and be free-standing and another 98 sq. ft. sign as well as building mounted signage. They stated they will be able to comply with the review letter from Arro, dated November 25th. Mr. Gill mentioned that this a two unit condominium comprised of the Holiday Inn Express hotel and the former Bob Evans Restaurant. They are not proposing any new development along the unit one frontage. They will have new development along the unit two condominium frontages along Morehall Road and Route 30.

A traffic study is being developed but is not available tonight. The applicant is seeking waivers for erosion/sedimentation and for preliminary/final land development. The access will remain along Wyeth Drive which is a full service driveway. O'Neill and Vanguard have a lease agreement for this drive which will expire in 2317. They have contacted O'Neill for property rights to this driveway.

In response to a question about a sidewalk to connect Wyeth Drive to Route 30, Mr. Gill said a sidewalk can be placed along the front of the buildings with a connection to Wyeth Drive. His client was not successful in getting permission to construct a sidewalk on the Vanguard property. It was suggested that upon their return to the Commission that a colored pathway be indicated on the plan where the sidewalk will be placed.

ACTION:

None

SKETCH PLAN – LINCOLN COURT SHOPPING CENTER EXPANSION

Represented by Colleen Frens, Esquire, John Leapson, P.E.

The property to be expanded is located on the northwest corner along Malin Road and Route 30. Ms. Frens stated that they were granted relief from the Zoning Hearing Board for reduced parking, reduced impervious coverage, and to by providing additional landscaping. They were able to reduce the impervious surface when the Zoning Board granted a 15 ft buffer. A variance was granted for reduced parking when they allowed 75 parking spaces as opposed to 85 spaces. In addition, they received a variance allowing the stall size to be 9 x 18 ft and for 8 x 20 ft for parallel stalls. There will eight stores comprising 16,000 sq. ft to the east of the existing center with an expansion of the parking and driveway facilities around the south, east and north of the proposed addition. They are proposing to provide shrubbery along Lancaster Avenue buffer area and to provide additional trees along Malin Road buffer area.

All existing runoff flows to the adjacent property at the rear and into the bed off Malin Road. There are no storm sewers along Malin Road. They are proposing to intercept runoff from all new impervious surfaces. The Zoning Board mandated that the stormwater be managed with an underground system to control runoff. Mr. Leapson stated that the property is riddled with limestone and a geotechnical study conducted by Earth Engineers is underway. Discussion ensued.

ACTION:

None

PRELIMINARY/FINAL PLAN – CHARLES BURCH – 380 LAPP ROAD

Represented by Jack Robinson, PE

The applicant is seeking to reconfigure a parking lot and to designate an area for outdoor storage at 380 Lapp Road. Mr. Robinson stated that approval was received from the Zoning Hearing Board for the outdoor storage of pressure parts. He stated that their main focus was for buffering in the rear (western) area. Their variance request from the 20 ft setback was granted. The Zoning Board advised them to provide buffering and fencing on the west side of the property and along the property line. They are to maintain all the wooded vegetation to the north. There will be less than 8,000 sq. ft. of impervious surface disturbed. Discussion ensued.

The applicant is seeking waivers for items detailed in Arro's letter, dated November 21st, the specific items in that letter are as follows: 5) for preliminary/final decision, 9) to show all features within 300 feet of the tract boundaries, 12) completion of an Environmental Impact Assessment due to the minor nature of the plan, 16) buffer along the southern and western property line. He stated that they would like to provide more trees than shrubs as required by the Ordinance. The lighting and stormwater items will be reviewed.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors the Preliminary/Final Plan of C. Charles Burch for the reconfiguration of a parking lot and designation of an area for outdoor storage for the property at 380 Lapp Road in the O/BP – Office/Business Park Zoning District pending satisfactorily completion of all items in Arro's letter, dated November 21st, with the request for waivers of Numbers – 5, 9, 12 and 16 in said letter. The motion was seconded by Greg Davis and the vote was unanimous.

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

Ms. Woodman 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 to this classification, the property has been rendered non-conforming for most of the businesses located here. They are suggesting that a classification of FC - Frontage Commercial be considered. Discussion ensued; Planning Commission Members thought it unusual that the Zoning Hearing Board would make a recommendation for a change to the Township's Zoning Map. Much discussion occurred over the uses occurring on these properties today. Ms. Woodman said she would

provide an aerial photograph of the area for the December meeting. Two members of the Keyes family were 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.

ADJOURNMENT:

Hearing no new business, the meeting adjourned at 9:30 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary