

**EAST WHITELAND TOWNSHIP  
PLANNING COMMISSION MEETING  
September 25, 2013**

Members Present: Greg Davis, Chairman, Todd Asousa, John Laumer, Maureen Martinez, Deb Abel, Sue Drummond 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 August 28, 2013 as written. The motion was seconded by Deb Abel and the motion was approved unanimously.

**SKETCH PLAN FOR COMMENT TO THE ZONING HEARING BOARD FOR THUNDERBIRD TRADING COMPANY, T/A WHITELANDS ANIMAL HOSPITAL**

Represented by John DiGiacomo, Esquire and Danielle Frost, DVM

Mr. DiGiacomo stated that the property is located at 530 West Lancaster Avenue in an FC – Frontage Commercial Zoning District. The current owner wishes to add a second story to the existing one story portion of a non-conforming building and a two story addition on the eastern side. This proposed addition totals 1,340 sq. ft. measuring 5 ft wide and 38 ft long along the eastern side. This is a reduction from the original submission and thereby will avoid encroaching onto the south side adjacent property. The applicant stated that the Zoning Hearing Board approved a request for a one story addition in 2006 but it was never built. Dr. Frost is requesting to now allow for a two story structure. The addition will provide the applicant a more efficient use of space due to her growing business. The entire property is blacktopped and the proposed addition will not add any additional impervious coverage. An access easement was created in 1989 which allows for traffic to traverse the property behind her building.

The variances being requested are as follows: 1) side yard setback for 5 ft x 38 ft one story addition goes from 15 ft to 8.59 ft; 2) rear yard setback for two story addition; 3) zoning requires 17.5 parking spaces and they can provide 15 spaces; and 4) variance for construction on an already non-conforming building.

**ACTION:**

Mr. Davis made a motion to recommend to the Zoning Hearing Board the request of Thunderbird Trading Company t/a Whitelands Animal Hospital adding a second story to the existing one story portion of a non-conforming building and a two story addition on the eastern side of the building located at 530 W. Lancaster Avenue in the FC – Frontage Commercial Zoning District. The motion was seconded by John Laumer and the motion was approved unanimously.

**AMENDED MASTER PLAN: UPTOWN WORTHINGTON**

Represented by Lou Colagrecio, Esquire, Guy Wolfington

The plan is being amended to accommodate a reconfiguration of parking and shifting of buildings from what was shown on the previously approved Master Plan for this development in an ROC/R Zoning District. There is a reduction of 22,000 sq. ft. of retail space and 100,000 sq. ft. of office space. The principle change are shifting the buildings at the center and constructing a parking garage closer with retail at ground level and surrounded by retail on all sides. These changes will require about 140 less parking spaces. Discussion ensued relative to the figures in the County Planning Commission's review letter. We were advised that the application did not fully provide details to the County relative to the reduction of space.

There will be a new pad for 1,800 sq. ft. for a coffee operator which was not on the plan for the County's review. Therefore, they will amend the plan application detailing all the current changes.

**ACTION:**

None

**SKETCH PLAN FOR COMMENT TO THE ZONING HEARING BOARD: 3 Quarry Ridge**

Represented by Lou Colagrecio, Esquire and Gary Lorgus

Mr. Colagrecio stated that this is an approved plan. A building permit has been issued and currently under construction at 3 Quarry Ridge. The tenant is asking for an additional 50,000 sq. ft. of office space. They will need two variances: 1) a 3 foot variance from the rear setback for surface parking and 2) OB/P Zoning District states that the maximum height for an accessory structure should be 50% less than the principle structure. They are constrained by the slopes of the property and abutting the edge of the quarry. Vanguard is the tenant. They require more parking than the ordinance permits so they need additional

levels on the parking deck. The current parking structure is 42 feet in height and the addition will raise the structure to 50 feet. By right, they are permitted a four level garage but with the expansion the garage will increase to six levels. The proposed expansion does not provide for any additional impervious coverage because it is on the footprint of the parking lot.

**ACTION:**

Mr. Davis made a motion to recommend to the Zoning Hearing Board the request of Liberty Property Trust proposed 50,000 sq. ft. expansion to 3 Quarry Ridge and the addition of 2 levels to the previously approved parking garage. The Commission also recommends their request for the two variances of the rear yard setback and the relief of the limitation on the maximum height for an accessory building in an OB/P – Office/Business Park Zoning District. The motion was seconded by Sue Drummond and the motion was approved unanimously.

**ADJOURNMENT:**

The meeting adjourned at 8:30 pm.

Respectfully submitted:

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Greg Davis, Chairman

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Maureen G. Perri, Secretary