

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
September 24, 2014**

Members Present: Greg Davis, Chairman, Deb Abel, Maureen Martinez, Todd Asousa, Jeff Broadbelt, and Brian Taylor

Absent: John Laumer

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 7:35 pm.

APPROVAL OF MINUTES:

A motion was made by Greg Davis to approve the minutes of August 27, 2014 as written. The motion was seconded by Deb Abel and the vote was unanimously approved.

FINAL LAND DEVELOPMENT - BENSON COMPANIES, LLC, RENOVATION OF LINDEN HALL AND THE DEVELOPMENT OF 60 TOWNHOUSES ON TWO PARCELS IN A VMX DISTRICT

Represented by Adam Brower, P.E., Bo Erixson and George Broseman, Esquire

The applicant is proposing to construct 60 townhouses and repair/renovate and add an addition to the historic Linden Hall structure. The property is located in a VMX-Village Mixed Use Zoning District on the north side of Rt. 30 at Rt. 352. Mr. Broseman stated that the plan was granted Preliminary approval by the Board of Supervisors on September 10, 2014. The applicant will provide the following: 1) a footbridge to cross Valley Creek and a trail through the open space; 2) removal of the pedestrian access from the sidewalk along Rt. 30; 3) add a farm style gate for the emergency access from Church Road; 4) install a split rail fence along the western property line and along the boundary with the Chester Valley Golf Club up to the wetlands. Mr. Becker, Township Engineer, stated that he has no objections with the plan.

ACTION:

Greg Davis made a motion to recommend approval to the Board of Supervisors for the Final Subdivision and Land Development Plan of Benson Companies, LLC, for renovation of Linden Hall and the development of 60 townhouses on two parcels on the north side of Rt. 30 opposite the intersection of Rt. 352 in a VMX – Village Mixed Use Zoning District subject to Arro's letter, dated August 21, 2014, and pending final approval from PADEP for this application. Deb Abel seconded and the vote was unanimous.

CONDITIONAL USE APPLICATION; EAST WHITELAND TOWNSHIP – PERMIT THE CONSTRUCTION OF A PASSIVE RECREATION TRAIL ON AREAS OF STEEP SLOPES PURSUANT TO SECTION 200-57.E.

Represented by Darrell Becker, P.E.

Ms. Woodman stated that the Township's Zoning regulations require that the Planning Commission have notice of the application 30 days prior to approval and this timing was not met when the Commission discussed this application at their last meeting. She mentioned that there were no changes to this plan from their prior review. Mr. Becker, Township Engineer, presented the plan and stated there will be minimum disturbance of the steep slopes. The plan contemplates taking access from the Deer Run pump station macadam parking through steep slopes. The fence line around the pump station will be moved closer to the pump station to provide construction of the path. Mr. Becker, Township Engineer, offered that the grading will be reduced from 28.5% down to 5% as it intersects the trail. An eight foot wide path will be provided as well as stormwater piping into an existing swale.

Bob Milton, 13 Deer Run Lane, questioned the angle of the trail connection and its feasibility. He has concerns about the Township Engineer's experience in designing the trail path. Terry Schneider, 13 Deer Run Lane, also expressed her concerns with the stormwater controls and the construction. Discussion ensued.

Mr. Asousa stated that he disagrees with the trail access path adjacent to the Milton's property and within this neighborhood. Ms. Martinez also expressed her disagreement with this proposal.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors approval of the Conditional Use application to permit the construction of a passive recreational trail on areas of Steep Slope pursuant to Section 200-57 E of the Township Zoning Ordinance. Jeff Broadbelt seconded and the vote was: 4 – approved and 2 – opposed. Voting in opposition were Mr. Asousa and Ms. Martinez.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: PLANE BROOK PARTNERS FOR 51 TOWNHOUSES AT 150 PLANE BROOK ROAD IN AN RM-MEDIUM DENSITY ZONING DISTRICT

Represented by Vic Kelly, P.E.

Mr. Kelly advised that the property is situated on the west side of Planebrook south of Route 202. There will be 51 townhouses on approximately 24.81 acres located in an RM – Medium Density Residential Zoning District. The townhouses will be grouped on either side of the power line easement. PECO's transmission engineer required them to move the entrance road to the south.

The applicant is proposing a single cul-de-sac to serve the homes and will provide an emergency access out to Frame Avenue past the pump station. On the north side of the property, PennDOT has an easement to handle their rain garden area.

The applicant is still awaiting the following: approval of their NPDES application, health department approval and approval of the planning modules. He stated that the driveway is approximately 1,600 feet. He mentioned that there will be approximately 20 homes at the end of the driveway and expects a limited number of vehicles traversing through the development. Members asked that some additional parking be provided at the main entrance for parents awaiting school bus pickup. As suggested by the traffic engineer, the main driveway was widened to 24 feet.

The applicant and township engineer were in agreement that compliance can be met with issues described in the Township Engineer's review letter and Mr. Becker discussed with the Commission the waivers requested by the applicant and his responses as outlined in Arro's letter, dated September 24, 2014. A discussion ensued concerning the stormwater runoff onto the roadway.

ACTION:

Todd Asousa made a motion to recommend to the Board of Supervisors approval of the Preliminary Land Development submitted by Planebrook Partners, LLC for 51 townhouses on 25.731 acres at 150 Planebrook Road (Cockerham Tract) in a RM – Medium Density Residential Zoning District subject to approval of the waivers enumerated in Arro's letter, September 24, 2014. Maureen Martinez seconded and the vote was unanimous.

ADJOURNMENT:

Hearing no new business, the meeting adjourned at 8:25 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary