

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

April 22, 2015

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

Absent: None

Also Present: Terry Woodman, Township Zoning Officer, 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 Todd Asousa to approve the minutes of March 25, 2015 as written. The motion was seconded by Greg Davis and the vote was unanimously approved.

WARD SKETCH PLAN AND COMMENT TO ZONING HEARING BOARD

Represented by Andrew Eberwein, P.E.

Mr. Eberwein stated T. J. Ward is proposing to construct a 5,000 sq. ft. building at 642 Lancaster Avenue which is zoned FC – Frontage Commercial. This facility will be used for storing snow plows off season. A gravel parking lot in the rear will provide outdoor storage for other construction equipment and vehicles. This area will be fenced and gated. The applicant will install landscaping or rain gardens to control stormwater. Currently, this area is overgrown with scrub brush and abuts up to an old railroad line. The new building will be connected to public sewer and water.

ACTION:

The Planning Commission members wishes to comment to the Zoning Hearing Board their acceptance of the sketch plan submitted by T. J. Ward for a new 5,000 sq. ft. building at 642 Lancaster Avenue in a FC – Frontage Commercial Zoning District.

20 MOORES ROAD ASSOC. – BUILDING 1 – 2,900 SQ. FT. PATIO – COMMENT TO ZONING HEARING BOARD TO PERMIT GRADING IN A FLOOD HAZARD DISTRICT

Represented by Lou Colagreco, Esquire and Nick Rakowski, P.E.

Mr. Colagreco advised that St. Gobain wishes to install a 2,900 sq. ft. patio off of the building's cafeteria located in building one. There is an artificial water course which streams through this building. Mr. Colagreco advised that our Zoning Ordinance states that improvement within a 50 foot area of a water course as a Flood Hazard area. The applicant is seeking relief from the Zoning Hearing Board due to the water course and the need for a grading permit. The patio materials will probably be E. B. Henry pavers.

ACTION:

The Planning Commission wishes to comment their acceptance of 20 Moores Road Associates, building one - 2,900 sq. ft. patio addition to the Zoning Hearing Board for a Special Exception pursuant to Sec. 200-55.E(8)(a) to permit grading within a Flood Hazard District.

**20 MOORES ROAD ASSOC – FINAL LAND DEVELOPMENT TO CONSTRUCT BUILDINGS 4 & 5
TOTTALLING 198,000 SQ. FT. BUILDING IN A PO – PROFESSIONAL OFFICE ZONING DISTRICT**

Represented by Lou Colagreco, Esquire and Nick Rakowski, P. E.

Mr. Colagreco stated the applicant proposes to construct two three-story office buildings comprising 198,000 sq. ft. with 137 parking spaces held in reserve on a property consisting of 62 acres. Both buildings had been approved in 2002 but never built. Their intention now is to shift building 4 away from the residential area for better visibility along Route 202. This property is located in a PO-Professional Office Zoning District on the southwest corner of Moores Road and Sidley Road. They were granted Preliminary Plan approval by the Board of Supervisors on February 11, 2015.

Currently they are awaiting third party approvals with regard to their NPDES and PennDOT applications. At their initial approval back in 2002, an offer was made to improve the intersection of Rt. 401 and Moores Road by entering into an Off-Site Contribution Agreement. However, since then, PennDOT has constructed those improvement at Moores Road. Therefore, the applicant is offering to construct traffic improvements at Phoenixville Pike and Sidley Road. An amended Off-Site Agreement is on file between the township and the applicant.

Public Comment:

Questions raised by the audience included the following:

1. Landscape and screening of the property;
2. When will the intersection improvements take place at Sidley Road and Phoenixville Pike;
3. Stormwater runoff and protection of watershed. Mr. Lutz provided pictures of deterioration in the area of the parking lot closest to Mill Lane which is not part of this application.

ACTION:

Mr. Davis made a motion to approve 20 Moores Road Associates Final Land Development Plan for construction of Buildings 4 & 5 totaling 198,000 sq. ft. office space and to hold 137 parking spaces in reserve in a PO – Professional Office Zoning District. The motion was seconded by Deb Abel and the vote was unanimous.

LIBERTY PROPERTY – FINAL LAND DEVELOPMENT PLAN – 6 GREAT VALLEY PARKWAY (formerly 5 Country View Road) TO CONSTRUCT A NEW 119,977 SQ. FT. OFFICE BUILDING & EXPANDED PARKING

Represented by Gary Lorgus and Lou Colagreco, Esquire

Mr. Lorgus advised the members that this is currently the same plan as seen prior. Mr. Colagreco stated that the pedestrian amenities have been included as per the ordinance requirement. Mr. Becker mentioned that the outstanding issues of his review are basically administrative in nature.

A traffic study was completed and reviews have been ongoing between McMahon Associates (Township Traffic Engineer) and Traffic Planning & Design (Liberty's) traffic consultant. McMahon Associates letter, dated April 22, 2015, suggests that Liberty continue a pedestrian route between 6 Great Valley Parkway and the nearest building which is 7 Great Valley Parkway. Mr. Lorgus agreed that a sidewalk would be installed.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the approval of Liberty Property Final Land Development Plan for 6 Great Valley Parkway (formerly 5 Country View Road) for 119,977 sq. ft. new office building and expanded parking in an O/BP – Office Business Park Zoning District subject to Arro's letter dated April 14, 2015 and McMahon's Associates letter, dated April 22, 2015. The motion was seconded by Todd Asousa and the vote was unanimous.

CONDITIONAL USE - PLANEBROOK PARTNERS (CELIA TRACT) – 64 TOWNHOUSES – TWO LOT CONSOLIDATION – VMX - VILLAGE MIXED USE DISTRICT

Represented by Vic Kelly and Scott Risbon

Planebrook Partners is proposing to consolidate two parcels totaling 12.067 acres and re-subdivide the property into three new building lots. The two existing tracts are situated on the east side of Frame Avenue south of the Cockerham property. Mr. Kelly stated that they are proposing 64 townhouses allowing for seven units per acre which is permitted in the VMX district. There are two existing properties on the Celia tract: 1) seven acre parcel with a historic property and 2) an adjacent tract of 5 acres with a historic structure. A connector road will be constructed from Frame Avenue to the new road proposed for the Cockerham property.

Mr. Kelly stated that they have included a tot lot as suggested. Sidewalks within this property will be on both sides of the road and connects to the Cockerham property as requested by this Commission. A six feet wide trail is planned.

ACTION:

Ms. Abel made a motion recommending to the Board of Supervisors the Conditional Use Application of Planebrook Partners (Celia Tract) for the two lot consolidation on 12.067 acres and re-subdividing the property into three new building lots with one lot being developed with 64 townhouses and lots 2 and 3 retaining a single family home. The property is on the east side of Frame Avenue south of the Cockerham Tract in a VMX – Village Mixed Use and R-2 Residential Zoning Districts. Greg Davis seconded and the vote was unanimous.

SUBDIVISION PRELIMINARY/FINAL PLAN – RICHARD HALY – 3 LOT SUBDIVISION – 280 LAPP ROAD – R-1 RESIDENTIAL ZONING DISTRICT WITH WAIVER REQUESTS

Represented by Matt Bush and Richard Haly

The property was formerly the Gable Subdivision. Mr. Robinson stated that the applicant is proposing to build single family homes on three lots on 5.736 acres at 280 Lapp Road. The applicant received Conditional Use Approval from the Board of Supervisors at their hearing held on February 11, 2015 to enable them to run utility lines through steep slopes. An on-lot septic system pipe network must be constructed within a portion of the steep slopes. They are requesting five waivers: 1) Section 175-31E – expansion of existing streets which requires widening of existing streets for an abutting subdivision; 2) Section 175-21C, 22C and 23B(1) 300 foot topographic and existing requirements beyond the tract boundary; 3) Section 175-21C, 22C and 23B(1) water supply study and hydraulic report; 4) Section 175 11B(2) for submitting a separate preliminary plan and final plan due to small size of the project and 5) Section 175-37F, 175-37N(8), 170-4C(4L), 170-4C(4M) and 170-5C(5H) to permit a rain garden for stormwater design. The applicant was requested to provide buffering along Lapp Road.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Preliminary/Final Subdivision and Land Development Plan of Richard Haly for a 3 lot subdivision of 5.736 acres with five waiver requests located at 280 Lapp Road opposite Wilburdale Road in an R-1 Residential Zoning District subject to Arro's letter, dated April 17, 2015 and to provide buffering along Lapp Road. Ms. Abel seconded and the vote was unanimous.

ADJOURNMENT:

Hearing no new business, the meeting adjourned at 8:40 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary