

EAST WHITELAND TOWNSHIP  
PLANNING COMMISSION MEETING  
February 25, 2015

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

Absent: Todd Asousa and Brian Taylor

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.

**APPROVAL OF MINUTES:**

A motion was made by Greg Davis to approve the minutes of January 28, 2015 as written. The motion was seconded by Deb Abel and the vote was unanimously approved.

**LAND DEVELOPMENT: PRELIMINARY PLAN – LIBERTY PROPERTY – 6 GREAT VALLEY  
PKWY -** Represented by Lou Colagreco, Esquire and Gary Lorgus

Mr. Colagreco stated that this presentation is the result of the Multimodal Transportation Overlay District Zoning Ordinance amendment approved by the Board of Supervisors at their hearing in January. The amendment provided for an increase in building height to four stories, sixty-five (65) feet. The current building, known as 5 Country View Road, will be demolished. The proposed new building will be an 119,977 sq. ft. office building with modifications to the existing parking facilities including the construction of a parking deck. This new Multimodal district incorporates the standards of the O/BP zoning district but allows an increased FAR (floor-area ratio) and increased building height in exchange for improvements that further the recommendations and/or goals of the Great Valley/Route 29 Multimodal Study. Liberty will add sidewalks along all three road frontages of this property, they will also construct a bus stop on the east side of Rt. 29 to Great Valley Parkway.

**ACTION:**

Greg Davis made a motion to the Board of Supervisors to recommend the Preliminary Land Development Plan for Liberty Property for a new 119,977 sq. ft. office building with 639 parking spaces at 6 Great Valley Parkway formerly 5 Country View Road in an O/BP – Office/ Business Park Zoning District with the Multimodal Transportation Overlay District, subject to the conditions in Arro's letter, dated February 12, 2015 and McMahon Associates letter, dated February 24, 2015. John Laumer seconded and the vote was unanimous.

**SUBDIVISION AND LAND DEVELOPMENT: FINAL PLAN – RLD/ATWATER VILLAGE A MIX  
OF 549 DWELLINGS OF SINGLES, TWINS AND TOWNHOUSES**

Represented by Lou Colagreco, Esquire and Ray Grochowski

Mr. Colagreco stated that there have been no significant changes to the plan since last presented. The property is located on the east side of Rt. 29, south of the Atwater Quarry Lake in a RHM Zoning Overlay District. They are currently awaiting three approvals: 1) traffic signal approval; 2) NPDES and 3) DEP sanitary sewer approval. Mr. Becker, Township Engineer, stated that there are no outstanding planning issues. Mr. Colagreco mentioned that grading of the roadway into the development is currently underway in Tredyffrin Township.

Mr. Grochowski stated that there will be vehicular emergency access as well as sidewalks through the development. Also, the Patriots Path will connect into the development along the Boulevard and then into Valley Creek Park.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors the Subdivision and Final Land Development Plan of RLD/Atwater, 549 dwelling units (Atwater Village) representing a mix of singles, twins and townhouses on the east side of Rt. 29 south of the Atwater Quarry Lake in a RHM Overlay Zoning District subject to Arro's letter, dated February 16, 2015. Deb Abel seconded and the vote was unanimous.

**FINAL SUBDIVISION AND LAND DEVELOPMENT: JDA/ATWATER, 326 APARTMENTS (THE HAVEN) IN AN RHM OVERLAY DISTRICT**

Represented by Lou Colagreco, Esquire, Rich Philips

The property is located on the south side of the Atwater Quarry, east of Rt. 29 between the commercial frontage on Rt. 29 and Atwater Village to the east. The application will be comprised of nine buildings to house 326 apartment units. Mr. Philips stated that the buildings will be three stories tall with one building having a four story façade on the lake side. A total of 652 parking spaces will be provided. This site is situated on 13.17 acres. Mr. Becker, Township Engineer, stated that there are some stormwater and administrative issues to be addressed which are minor.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors approval of the Final Subdivision and Land Development plan of JDA/Atwater, for 326 apartments (The Haven) on the east side of Route 29 south of the Atwater Quarry lake in a RHM Overlay Zoning District subject to Arro's letter, dated February 16, 2015. Sue Drummond seconded and the vote was unanimous.

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: FRAZER CSC – RAYMOUR AND FLANIGAN AT 1 LEE BOULEVARD – addition of 80 parking spaces and parking lot restriping**

Represented by Lou Colagreco, Esquire

The property is a warehouse located at 1 Lee Boulevard in the O/BP – Office Business Park Zoning District which houses Raymour and Flanigan. The tenant, Turn 5, requested to use 18,000 sq. ft. of office space within their building. Turn 5 will move 50 people into this new office space. Therefore, Raymour and Flanigan will need to restripe the parking lot on the eastern end to accommodate this change. They will also add a total of 126 additional parking spaces. Turn 5 is a company who sells aftermarket parts for Mustang and Jeep vehicles. The members were advised that total warehouse spaces comprises 455,000 sq. ft.

Mr. Jeitner, the applicant's engineer, reviewed the five waivers being requested which apply to both the subdivision and final land development submissions. They are as follows: 1) § 175-11.B.2(b) and 175-18.A to allow submission of a preliminary/final plan; 2) §175.21.B & 175-22.B to allow sheet size 30 x 42"; 3) §175-

21C(14), 175-2-D(5) 175-23 submission of conservation plan and environmental assessment; 4) §175-37F allowing for pipe size of 12” in lieu of 18”; and 5)§175-305A and 170-306 infiltration of water quality volume.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors approval of the Preliminary/Final Plan for Frazer CSC development of an additional 80 new parking spaces and restriping to increase total parking to 126 spaces at 1 Lee Boulevard in the O/BP Office/Business Park Zoning District and the five waivers listed in Arro’s letter, dated February 18, 2015. Jeff Broadbelt seconded and the vote was unanimous.

**CONDITIONAL USE APPLICATION: APG “THE VALLEY” TO PERMIT AN INCREASE OF MAXIMUM TRACT DENSITY BY 25% IN EXCHANGE FOR HISTORIC FARMHOUSE PRESERVATION**

Represented by Lou Colagreco, Esquire

The property contains a 1797 historic farmhouse located on Church Road west of the Township building and abutting Route 202. The property is approximately 42 acres in size. A Zoning Ordinance amendment was approved by the Board of Supervisors at their hearing in January 2015 to provide further incentive for reuse and preservation of Township Historic Resources as part of a cluster development. At this time, the applicant is seeking a recommendation to the Board of Supervisors to permit the use of the bonus density to build a total of 45 houses. The farmhouse and spring house will be renovated by the applicant and the stone from the barn will be repurposed. Access to Chester Valley Trail will be available to the residents.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors approval of the Conditional Use application of APG “The Valley” pursuant to Section 200-26F to permit the maximum tract density to be increased by 25% in exchange for preservation and renovation of a 1797 farmhouse and associated outbuildings on the site. The Commission also requests that the applicant refurbish the historic farmhouse, repurpose the stone from the barn and provide connection of the sewer line to the Township pump station. Deb Abel seconded and the vote was unanimous.

**ZONING ORDINANCE AMENDMENT; CONSTITUTION DRIVE PARTNERS (BISHOP TUBE) – RRD RESIDENTIAL REVITALIZATION DISTRICT.**

Represented by Lou Colagreco, Esquire and Bo Erixson and Chuck Dobson

The proposed ordinance is amending the “Table of Development Standard for Residential Districts” for the RRD Residential Revitalization District for the maximum tract density by reducing the number from 20 units to 12 units per developable acre. Other changes provide for reduction in setbacks from street and building spacing. The applicant had held a meeting with the adjacent tank farm owners and residents from General Warren Village. They have been able to satisfy the access of school buses, tanker trucks and emergency access under the railroad overpass. The total number of units being proposed has decrease from 303 to 264 units.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors the Zoning Ordinance Amendment of Constitution Drive Partners for a Text Amendment revising certain development standards applicable to the RRD – Residential Revitalization District. Deb Abel seconded and the vote was unanimous.

**COMMENT TO ZONING HEARING BOARD: EXETER – 8 LEE BOULEVARD - ADDITION OF 121,575 SQ. FT. BUILDING**

Represented by Denise Yarnoff, Esquire

The property is located at 8 Lee Boulevard. It is a 166,464 sq. ft. warehouse building which is currently vacant. Originally the site was approved in 1984 and the building provided for cold storage. In 1985, they were approved for a second 122,000 sq. ft. building on the site but it was never built. Exeter currently has a tenant for this second building and is seeking approval. However, since the original approval there have been Zoning Ordinance and Zoning Map changes that make the plan non-conforming under today's Ordinances. Previously the land was Zoned I – Industrial. This was changed by the Township to O/BP – Office Business Park in 2007.

The variances are from Section 200-70 which requires one parking space per 250 sq. ft. of building area. The applicant is seeking a variance for the 406 parking spaces required for warehouse space. They will construct an additional 34 standard surface parking spaces and hold 47 spaces in reserve. The second variance is from Section 200-36.C and by reference Section 200-31 incorporating Table of Development Standards for Mixed Use district. The proposed building coverage is 36.8% which includes the existing building and a new building. Impervious coverage will be within the 60% maximum allowed.

**ACTION:**

Greg Davis made a motion to recommend to the Zoning Hearing Board the variances needed by Exeter, for the 8 Lee Boulevard property to allow the construction of 121,575 sq. ft. addition to an existing 166,464 sq. ft. building to be used for warehouse and distribution and 81 new parking spaces with 47 spaces to be held in reserve at 8 Lee Boulevard in the O/BP Office Business Park Zoning District. Sue Drummond seconded and the vote was unanimous.

**ZONING ORDINANCE MAP AMENDMENT: 18 EAST LANCASTER AVENUE – NOLL PROPERTY**

Ms. Woodman advised that when the zoning map was amended in 2007 an error occurred labelling this property at 18 East Lancaster Avenue which fronts on Rt. 30 as R-3 Residential which covers the General Warren Village. To correct this error, the Township is requesting that the proposed Zoning Map amendment be adopted to correct the map to show the property in the FC – Frontage Commercial Zoning District.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors approval of the Zoning Map Amendment changing the Zoning of the property at 18 East Lancaster Avenue from R-3 Residential to FC – Frontage Commercial. Deb Abel seconded and the vote was unanimous.

**AMENDED FINAL LAND DEVELOPMENT PLAN and REVERSE SUBDIVISION: SWEDESFORD PARTNERS**

Represented by Jack Robinson, Mark Bevevino

The property incorporates a 1.38 acre parcel into the original 14.13 acre property and the development of 128,600 sq. ft. of flex space on the north side of Swedesford Rd., east of the Malvern Hunt Development in the I – Industrial Zoning District. There have been no revisions to the plan since last presented. Currently, there is no public sewer in this area. Therefore, they have been awaiting DEP permit approval from for a holding tank.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors the Amended Final Land Development Plan and reverse Subdivision for Swedesford Partners incorporation of 1.38 acre parcel into the original 14.13 acre property and the development of 128,600 sq. ft. of flex space on the north side of Swedesford Rd, east of Malvern Hunt Development in an I – Industrial Zoning District. Deb Abel seconded and the vote was unanimous.

**PROPOSED AMENDMENT TO THE WEST WHITELAND TOWNSHIP COMPREHENSIVE PLAN**

Ms. Woodman advised that West Whiteland is proposing to change a property on the eastern end of their Township from BP – Business Park to LDR – Low Density Residential. The property is off of Phoenixville Pike and is approximately fifty acres and vacant for over twenty years. This is for information to the Commission only.

**ADJOURNMENT:**

Hearing no new business, the meeting adjourned at 8:50 pm.

Respectfully submitted:

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Greg Davis, Chairman

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Maureen G. Perri, Secretary