

EAST WHITELAND TOWNSHIP  
PLANNING COMMISSION MEETING

June 24, 2015

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

Absent: Jeff Broadbelt

Also Present: Terry Woodman, Zoning Officer, Mark Harman, 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 May 27, 2015. The motion was seconded by Sue Drummond and the vote was unanimously approved as corrected.

**SWEDESFORD PARTNERS LP – ZONING TEXT & MAP AMENDMENT - Rezoning of a property on the north side of Swedesford Road from I-Industrial to RMH – Medium High Density**

Represented by Alyson Zarro, Esquire, Jack Robinson, PE and Mark Bevevino and John Penders

Ms. Zarro stated that this ordinance proposal would allow for a townhouse development as well as allow for a reduced setback requirement due to the open space parcel adjacent to this property. Currently the property is zoned Industrial and their proposal is to change it to RMH – Medium High Density district. The prior approval was to construct three warehouse buildings totaling 128,600 sq. ft. on 15.7 acres. In March 2015, the owners were approached by a representative of Rouse Chamberlain to develop this property for carriage homes. A meeting was held on May 11<sup>th</sup> for Residents of Malvern Hunt - Cameron Court to present this plan but only one person was present. The applicant attended the annual meeting of Malvern Hunt HOA on May 12<sup>th</sup> and received favorable review from them concerning this change. Mr. Bevevino, Macadam Company, has agreed to permit emergency access through his property since he is also co-owner.

The Commission members were concerned with the following:

- a. The expansion of Transco pipeline on Bacton Hill Road;
- b. Landscaping of the property as a buffer for Malvern Hunt;
- c. Windrow statistics which show the prevailing winds;
- d. Singular access road on the property to Swedesford Rd;
- e. Environmental issues and their proximity to Transco are a major concern;
- f. Members felt that Transco's review of this proposed development is necessary.

Mr. Leonard, Vice President, Malvern Hunt homeowners association stated that his experience with Transco has improved since 2008 with little smell of gas being expelled and the scrubber vibrations have diminished. Ms. Woodman suggested that what might be helpful is possible aerial views of the property which would depict location of Transco to this property. Sidewalks were recommended. Discussion ensued

Mr. Comitta, Township Comprehensive Planning Consultant, offered comments he felt that were relevant are:

1. He defers to the Township's Boards and Commission as it relates to Zoning;
2. This proposed use in the Bacton Hill area is reasonable;
3. He provided an alternate design concept plan which he felt might be a more marketable plan; and
4. A re-design concept focusing on Civic Green known as Close.

**ACTION:**

Ms. Abel made a motion to recommend to the Board of Supervisors Swedesford Partners Zoning Text & Map Amendment the rezoning of the property on the north side of Swedesford Road from I-Industrial to RMH – Medium High Density residential district to permit the development of townhouses located east of Malvern Hunt Development on Swedesford Road. The Commission is concerned with the noise and odor issues from Williams Company and that the applicant should produce evidence to the Board of Supervisors of how these issues will be handled for potential homeowners. Ms. Drummond seconded.

The vote was: 3 - favor, 3- opposed.

An amendment is made to the motion that a disclosure be given to potential homeowners of the possible noise and odor issues coming from the Williams Company. The vote was called again and there were 3- favor, 2 – opposed and 1 abstained.

**LIBERTY PROPERTY – ZONING TEXT & MAP AMENDMENT – Great Valley Revitalization Overlay District** – Represented by Alyson Zarro, Esquire, Gary Lorgus, Guy DiMartino

Ms. Zarro advised that this Master Plan proposal was presented to members in March. At the suggestion of the Supervisors, this project was reviewed by the Comprehensive Plan Committee for incorporation to the Township update. The underlying district is O/BP – Office Business Park and this will incorporate an overlay on that district known as Great Valley Revitalization Overlay district. The master plan consists of a 50 acre parcel which is part of the Multimodal District along Route 29 at Great Valley Parkway. There are 9 buildings which are currently vacant in this area. The proposal would provide 400,000 sq. ft. of office space, a 20,000 sq. ft. for retail as well as 300 apartments. This plan provides frontage from Flat Road down to Valley Creek Park.

Mr. DiMartino, Traffic Planning & Design, gave an overview of the traffic study prepared. The overall scheme is to have three through lanes in each direction on Route 29. He stated that 12 intersection were reviewed from Route 29 (north) to Phoenixville Pike and Route 29 (south) to Swedesford Road. Pedestrian accesses, adding greenway in the area, and pedestrian access Valley Creek Park were discussed. Ms. Woodman questioned why drive-in facilities would be permitted. Ms. Zarro stated that they envisioned business such as Starbucks or banks. Ms. Woodman was concerned that this would have an impact with pedestrian walkways.

**ACTION:**

None

**MALIN ROAD DEVELOPMENT – FORMER BISHOP TUBE – REVISED PRELIMINARY LAND DEVELOPMENT PLAN – RRD – Residential Revitalization District Route 30 and South Malin Road**  
Represented by Alyson Zarro, Esquire, Guy Wolfington, Chuck Dobson and Bo Erixson

The site is located on South Malin Road. It formerly housed the Bishop Tube Company which is a brownfield site. In 2014, the property was rezoned to RRD – Residential Revitalization District. The original proposal was for 305 units and is now reduced to 241 townhouses of two bedroom houses on 23 acres. Arro's review letter, dated June 19, 2015, enumerates 147 issues to be addressed. Their revised plan is to build the houses in a terrace format to take advantage of the topography. The primary access will be under the railroad underpass with an emergency access only out to General Warren Village.

Mr. Davis stated that the primary concerns for Arro are the following: utility conflicts, site testing issues and function of the roadways. Mr. Harman, Township Engineer, stated that he doesn't see how the stormwater is going to function and not have compaction on areas of infiltration. How to handle the stormwater overflow, how the water is going to be cleaned and maintenance of the stormwater retention. Concern for the site distances of homes on the end units. The overall density of the property is of concern to all members.

Mr. Dobson stated their primary purpose this evening is to discuss the waivers and get the members feedback. The waivers requested are:

- Street waiver for a 32' ft road boulevard with the remaining roads to be 24' ft widths;
- Minimum street centerline horizontal curves with radii of 50 ft. The applicant states that fire vehicles can maneuver these conditions;
- Maximum street centerline grade of 7% - they are requesting 10%. Mr. Harman was ok with this;
- Clear Sight Triangles – due to the density they can only provide reduced clear sight triangles and feels that the HOA can maintain this restrictions; Mr. Harman stated that the 100 ft requirement is excessive;
- Street Intersection & Approach Grades – they can provide the 2% grade but may average 4% on difficult terrain. Mr. Dobson stated that they can comply;
- Driveway Setback from Radius at Street Intersections – feels that the HOA documents would enforce this requirement;
- Driveway Edge Radius of 5 ft curb- use of Belgian Block Mountable Curb;
- Proposed Units not Closer than 50' from Natural Gas Line – some units are within 25 ft. easement – awaiting written documentation from the affected utilities.

Mr. Wolfington stated that disclosure relative to the property being a brownfield will be given to potential homeowners. Discussion ensued.

Mr. Comitta presented his review of the property suggesting consideration be given to the Malin Road Extension, Landscaping Screening & Buffers and Landscape plan outlined in his review of June 23, 2015.

**ACTION:**  
None

**RESIDENTIAL CARE FACILITIES – PLANNED INDUSTRIAL PARK DISTRICT** – Tredyffrin Township – Atwater Drive.

Ms. Woodman advised that this is listed on the agenda just to advise the Commission of a proposed 607 residential developed at Atwater's portion of Tredyffrin Township.

**ADJOURNMENT:**

Hearing no new business, the meeting adjourned at 10:15 pm.

Respectfully submitted:

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Greg Davis, Chairman

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Maureen G. Perri, Secretary