

EAST WHITELAND TOWNSHIP  
PLANNING COMMISSION MEETING

March 25, 2015

Members Present: Greg Davis, Chairman, Todd Asousa, Brian Taylor, John Laumer

Absent: Deb Abel 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 February 25, 2015 as written. The motion was seconded by Sue Drummond and the vote was unanimously approved.

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: PLANEBROOK PARTNERS  
(COCKERHAM PROPERTY) 150 PLANEBROOK ROAD – MEDIUM DENSITY RESIDENTIAL  
DISTRICT**

Represented by Vic Kelly

Mr. Kelly told the Commission that Preliminary Plan approval was granted by the Board of Supervisors on October 8, 2014. They have been working with PADEP relative to the placement of the sanitary sewer pump station on this property and how it could be made into a regional pump station. This regional pump station would pick up sewer flows from properties on Lancaster, Planebrook and Frame Avenues where capacity in the Route 30 collection system is limited.

Mr. Kelly is hoping that the Township would accept a blanket easement for utilities. He mentioned that this is pending due to the Township's proposed development of this regional pump station as discussed. Mr. Kelly also said that on this property half of the acreage is lost due to easements. This results in being limited to developing five units per acre.

They have also adjusted the location of some units to allow for a connector road to the Celia property which will lead out to Frame and Lancaster Avenues.

**ACTION:**

Greg Davis made a motion to recommend to the Board of Supervisors the Preliminary/Final Land Development Plan for Planebrook Partners for 51 townhouses on 25.371 acres at 150 Planebrook Road in a RM – Medium Density Residential Zoning District subject to the applicant satisfactorily complying with the items listed in Arro's letter, dated March 18, 2015. Todd Asousa seconded and the vote was unanimously approved.

**CONDITIONAL USE - PLANE BROOK PARTNERS – 59 TOWNHOUSES – TWO LOT CONSOLIDATION – 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. They had a meeting with the Historical Commission and advised them that they will be restoring these two properties. A connector road will be constructed from Frame Avenue to connect with the new road proposed for the Cockerham property. The developable acreage nets out to 9.5 acres.

The concern of the Planning Commission were as follows:

1. Density difference between the Celia & Cockerham properties;
2. Providing sidewalks within the development and connecting to the Cockerham property;
3. Overflow parking to be provided – applicant will have 34 spaces but member would like 38;
4. Providing playgrounds for both young and older children;
5. Members wanted to see buildings elevations.

Mr. Risbon inform the Commission that the property is relatively wooded and there is a good amount of open space.

**ACTION:**

None

**LIBERTY PROPERTY TRUST CONCEPT FOR REDEVELOPMENT OF GREAT VALLEY CORPORATE CENTER**

Represented by Gary Lorgus

Mr. Lorgus provided pictures of the property at 1 Country View Road where Liberty has installed 6 foot wide sidewalks and asphalt paths. Liberty is proposing to redevelop a 50 acre parcel which is part of the Multimodal District along Route 29 at Great Valley Parkway. He mentioned that there are 9 buildings which are vacant as the result of Sanofi's departure. Phase 1 proposal would provide 400,000 sq. ft. of office space, a 20,000 sq. ft. for retail as well as 300 apartments. This proposed plan provides frontage from Flat Road down to Valley Creek Park.

Phase 2 crosses Great Valley Parkway which will be narrowed to provide parking on both sides of the street. This phase is proposed for 280,000-300,000 sq. ft. for offices, 125-130 room hotel and additional multi-tenant residential.

Phase 3 is south of Great Valley Parkway and is proposed for 200 unit multi-tenant residential, office and retail and open space for recreation.

Mr. Lorgus stated that this project may be developed over a 10 year time frame. Liberty will conducted a traffic study based on these proposals. Ms. Woodman stated that the intersections of Phoenixville Pike and Charlestown Road, Yellow Spring Road and Rt. 29 are at failure. She felt that any further density must be reviewed along Route 29 corridor.

**ADJOURNMENT:**

Hearing no new business, the meeting adjourned at 9:00 pm.

Respectfully submitted:

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Greg Davis, Chairman

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Maureen G. Perri, Secretary