

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

September 28, 2016

Members Present: Greg Davis, Chairman, Jeff Broadbelt, Deb Abel, Todd Asousa, Peter Fixler, John Laumer

Absent: Michael Chain

Also Present: Maureen Turley, Secretary, and Scott Greenly, Director Planning, Darrell Becker, Township Engineer

CALL TO ORDER: The regular meeting was called to order at 7:30 pm.

APPROVAL OF MINUTES:

Greg Davis made a motion to approve the minutes of August 24, 2016 as written. Deb Abel seconded and the vote was unanimous.

GREAT VALLEY LITTLE LEAGUE – CONDITIONAL USE – LIGHT POLES – Sect. 200-10(F)

Represented by Randy White and Joseph O'Neill, Esquire

The property is located at 1300 King Road where they wish to erect two 60 foot and two 70 foot high light poles on fields in an R-1 Residential District. Mr. O'Neill stated that they received approval for a variance for field No. 2 to be illuminated. The Great Valley League is complying with the regulations of Little League International. A total of four poles erected will have an illumination of 0.1 foot candles. In order to comply with the Little League Safety Standards, pole heights must be at least 60 feet. He stated that Mr. White, Vice President of the GVLL, contacted 36 property owners concerning the Zoning Hearing Board meeting as well as the Planning Commission meeting. This field could be used every day of the week, however, their season ends in mid-July. Mr. White stated that this would be limited to the Spring season games only. They have probably 17 games scheduled from mid-June to mid-July.

The conditions imposed by the Zoning Hearing Board are: (1) that they meet the International Little League requirements; (2) spillage upon adjacent properties shall be minimal, not more than 0.1 foot candles; (3) prior to use of the installation, shall be checked for accuracy to conform with representations made and the exhibits presented in support of their application; (4) no music played by way of the public address system or other amplifier after 8 pm; (5) no outdoor illumination fixtures after October 1st; (6) volume of public address system shall be adjusted to constitute the minimum necessary for announcements to those watching any given game at the time.

Mr. Todd & Ms. Abel felt that this application should have come before the Planning Commission first; however, Mr. Greenly stated that this isn't a requirement since it is not tied to land development.

Resident concerns:

Larry Goldberg, Esquire represents Mary Ann Butcher, Jim Mayo, and Susan Bader. He questioned the

applicant, if there are any fields in the nation without lights. Mr. White did not know the answer to this question. Mr. White stated that they wanted to install lights to improve the experience of playing on a lighted field. Mr. Goldberg suggested that the members inspect another field that has such lights to see what effect it would have on the community.

Mr. Mayo- Shared his concern with the impact of potential parking lot lighting.

Mary Swanick - Ravine Rd- Shared her experience with the lighting on fields from Immaculata and shared her concern with increased traffic at the GVLL facility.

Susan Bader – Morstein Road – Shared her concern regarding the public address system and the inadequate parking already at the GVLL facility. She offered to provide a neighborhood list for other notification to residents. Discussion ensued,

Mr. White was willing to meet with the neighbors. Due to the application's time line, Mr. White agreed to grant the Township an extension for the conditional use application.

ACTION:

None

PRELIMINARY/FINAL PLAN AMENDMENT – WHITELAND VILLAGE SEWER EXTENSION

Mr. Greenly advised that the plan was originally approved in 2008 for a Continuing Care Retirement Community on Swedesford Road. As part of the approval, they would extend a sewer line along the Chester Valley Trail to the Mill Lane pump station. Part of that extension line is in place up to 99 Church Road. As a result of a change in a property owner, they are proposing an alternate alignment of the sewer line. This change will provide for a reduced maintenance and operational costs. This revised alignment will permit the 99 Church Road residential community to connect to sewers. The applicant has satisfactory comments from the township engineer.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Preliminary/Final Plan Amendment for Whiteland Village sanitary sewer extension to a previously approved plan extending a sewer main from the former Whiteland Village property to the Mill Lane pump station. Mr. Asousa seconded and the vote was unanimous.

PRELIMINARY/FINAL PLAN FOR IMMACULATA UNIVERSITY STUDENT ENGAGEMENT CENTER -INS – Institutional District.

Represented by Neal Camens, P.E. and Kerry Jones, Immaculata

Mr. Camens advised that they will construct a two story 14,540 SF addition to Good Counsel Hall. There were adjustments made to the plaza area and amphitheater by pulling the space closer to the building. They will be enlarging the book store, provide for food service space, and student offices. They addressed parking issues and prepared a list of the needed waivers. They are still awaiting a review from the Chester County Conversation District and PADEP. The applicant is requesting waivers as follow: 1) Section 175-21.C(6) map scale of 1” ; 2) Section 175-23.C - Environmental Impact Assessment; 3) Section 175-23.C(5) – Traffic Impact Study; and 4) Section 170-310C.6.e. – Reinforced Concrete Pipes and Section 175-37F – minimum diameter of storm water piping to be 18 inches.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Final Land Development Plan for Immaculata University Student Engagement Center for the construction of a two story 14,540 sf student center connecting to the existing Good Counsel Hall in an Institutional district. The plan will also include a student plaza and amphitheater. This is contingent upon the applicant complying with the Township Engineer’s letter dated, September 23, 2016 and the waivers enumerated. Ms. Abel seconded and the vote was unanimous.

FINAL PLAN: TOWNES AT MALVERN (CELIA TRACT) – 64 units in a VMX & R-2 districts

Represented Vic Kelly

Mr. Kelly stated that the Board of Supervisors approved the Preliminary plan July 13, 2016. They have been working on prior items listed in the engineer’s review letters. They should be receiving preliminary approval from Chester County Conservation district; therefore, they are seeking Final approval. The township traffic engineer has also submitted a favorable review of the plan. Messrs. Asousa and Fixler stated again that they were against the 24 foot cartway in the development. Mr. Kelly again stated that there will be no street parking and both the traffic engineer and our fire marshal have reviewed this issue.

ACTION:

Ms. Abel made a motion to recommend to the Board of Supervisors the Final Land Development plan for the Townes at Malvern (Celia Tract) for 64 unit townhouses and 2 single family homes. There is split zoning – R-2 residential and VMX – Village Mixed Use on 9.5 acres. Contingent upon the Township Engineer’s letter dated, September 23, 2016. Mr. Davis seconded and the vote was unanimous.

MASTER PLAN: GREAT VALLEY CORPORATE CENTER MIXED USE DEVELOPMENT-GVR District

Represented by Lou Colagreco, Esquire and Gary Lorgus

The Master Plan is proposed to construct 600 residential units, 820,000 sf of office space, 25,000 sf of retail and 70,000 sf of hotel space. Mr. Colagreco reminded the members that they were before the Commission and they provided review comments. Since that time they have been working with the traffic engineer concerning the road improvements worth \$9 Million. Phase 1: is north of Great Valley Parkway to Flat Road and will consist

of two residential buildings with a parking garage, retail and an apartment garage. Phase 2: is south of Great Valley Parkway with an office building and parking deck and possibly a hotel or retail. Phase 3: roadway connection from Old Morehall Road and the extension of Flat Road and a possible retail pad. The office buildings height is 115 feet (7-8 stories) and the apartment buildings height will be lower. They are not near the total allowable buildout as per the ordinance.

The roadway improvements will include construction of a new road on the southern end for the Lapp Road extension to intersect Route 29. Reconstructing Flat Road at Route 29 to tie into the Great Valley Parkway loop. Roadway improvements will change from two lane to three lane both north/south up to turnpike. At Great Valley Parkway, they will have a landscape median in Route 29 to permit pedestrian crossing. In addition, there will be 18 traffic signal improvements on Route 29 (Phoenixville Pike to Route 30).

Mr. Hoffritz asked if Flat Road which is currently restricted will remain with the current restrictions. In addition, he questioned what conditions will change around the Old Morehall Road area due to its steepness. Discussion ensued.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Master Plan for Great Valley Corporate Center Mixed Use development for 600 residential units, 820,000 sf of office space, 25,000 sf of retain and 70,000 sf of hotel space subject to Arro's letter, dated September 23, 2016. Mr. Asousa seconded and the vote was unanimous.

ADJOURNMENT: The meeting adjourned at 9:25 pm

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Turley, Secretary