

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

April 27, 2016

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

Also Present: Maureen Turley, Secretary, and Scott Greenly, Director Planning

CALL TO ORDER: The regular meeting was called to order at 7:35 pm.

APPROVAL OF MINUTES:

A motion was made by Greg Davis to approve the minutes of March 30, 2016. Ms. Abel seconded and the vote was unanimous.

EAST WHITELAND TOWNSHIP COMPREHENSIVE PLAN

Jennifer Reitz, Thomas Comitta Associates

Ms. Reitz stated that the purpose of the Plan is to create a vision for the Township, define priorities, produce action plans and directs the resources of the Township. Various groups have been gathered for their input for the future and how to implement them. Areas identified to be improved were: 1) Guiding growth; 2) conserving open space; 3) improving Route 30; 4) evaluating natural & historic resources and 5) township wide trail network. Also, important is developing a Township official map.

The Task Force targeted priorities such as: 1) bike & pedestrian connectivity; 2) community resources preservation and 3) Route 30. A Route 30 corridor study has been suggested. The Task Force determined that the township has no community identity and suggested more village type areas. Discussion ensued.

Mr. Davis inquired about the Sidley Road connector. He felt that Lapp Rd as it dead ends into Mill Lane is a concern for bicyclists since there is no curb. He inquired, if the properties listed as historic were still part of the plan. Planning Commission members felt that being able to provide more walkways is important.

Residents inquired about the following: 1) the adoption process, 2) traffic using Flat Road to Lee Boulevard (as stated on page 51), 3) minimizing traffic on the residential neighborhoods and 4) police enforcement of speeding on Flat Road.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the proposed Comprehensive Plan with the following exceptions which were listed on page 51 of the draft:

- 1) They disagree with a connector road between Great Valley Parkway and Flat Road and Flat Road between Lee Boulevard;
- 2) Suggested that on Mill Lane between Route 29 that there be curbing on the corner for bicyclists connecting to the Chester Valley Trail;
- 3) Any other general comments from the meeting.

The motion was seconded by Mr. Broadbelt and the vote was unanimous.

PEOPLES LIGHT THEATER COMPANY – PRELIMINARY /FINAL PLAN FOR A 2,056 SF BUILDING ADDITION

Represented by: Grace Grillet, George Wilson, Steve Sauselein, P. E.

Grace Grillet and George Wilson mentioned that the purpose of the addition is to provide for a banquet facility. In the past, they used a tent on the patio for their events which is affected by weather conditions. They wish to have a more permanent location. They will be adding an ADA ramp which covers about 600 SF thereby increasing their impervious surface. Stormwater management facility is in the same footprint of the subsurface fire lane. Mr. Sauselein explained that the Township Engineer's review of April 19th was quite lengthy due to a review of the entire site. The applicant will detail the waivers required and return again.

ACTION: None

GREAT VALLEY COMMUNITY ORGANIZATION - PRELIMINARY PLAN FOR A 41,128 SF COMMUNITY FACILITY

Represented by: Keith Walsh and Jack Robinson, P.E.

Mr. Robinson stated that they have not changed the plan since last presented. They will subdivide a tract owned by Great Valley School District located on the east side of Bacton Hill Road. They sought a Special Exception from the Zoning Hearing Board pursuant to Sections 200-41 and 200-43.B by reference of Attachment 8 which was granted. A Conditional Use hearing was held before the Board of Supervisors for the disturbance of steep slope and that too was granted.

Mr. Asousa asked if the applicant has determined whether there are environmental issues with the property. They are still investigating this issue. The applicant is requesting 10 waivers which are listed on the title sheet. Arro's extensive letter of April 22nd primarily is concerned with stormwater issues. Stormwater facilities are to be located along Bacton Hill Road, a central facility between the buildings and along the rear of the main building. A trail on the property will run along the frontage and provide a connection to the trail and future township park.

ACTION: None

UPTOWN WORTHINGTON: AMENDED PRELIMINARY/FINAL PLAN – PHASING PLAN

Represented by Lou Colagreco, Esquire and Guy Wolfington

Mr. Colagreco stated that the purpose of the Phasing plan is to break the site down for construction phasing for financial reasons. The next phase includes retail, some restaurants, and offices but will delete the construction of the movie theater at this time. The theater will not be deleted from the plan but is moving to the next phase. In phase 3, they will be building a 90,000 sf space of which Rothman Institute will take approximately 40,000 sf. The applicant is requesting approval of the phasing plan so that they may proceed.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Uptown Worthington amended Preliminary/Final Plan to permit the removal of a lot from Phase 3 to Phase 4. Mr. Laumer seconded and the vote was unanimous.

ATWATER OFFICE – TEXT AMENDMENT - AMENDING SECTION 200 ATTACHMENT 7 “TABLE OF DEVELOPMENT STANDARDS FOR MIXED USE DISTRICTS” TO PERMIT AN INCREASED HEIGHT FROM 85 TO 95 FEET AND CLARIFYING SETBACK REQUIREMENTS.

Represented by Lou Colagreco, Esquire and Barry Henry

Mr. Colagreco stated that the maximum building height for an office building in an O/BP zoning district for Lot 13 is six stories at 85 feet. The market demand is for a Class A, two story lobby area, which would increase the building height by 10 feet. A 20 foot first floor allows for higher ceilings and windows on that floor. The remaining floors will have 10 foot ceilings and the additional footage adjusts for the increase of the building mechanicals. Mr. Henry stated that there would be no gross square footage. Lot 13 abuts up to the slip ramp of the Turnpike. At the recommendation of the Planning Commission, they have included language for an earth tone banding of the building façade. They will adhere to the high rise standards and have discussed this proposal with Ken Battin, Fire Marshal. Discussion ensued.

Residents expressed concern with the amount of development in the corporate area as well as building lighting.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors the Trammell Crow – Atwater Office Text amendment amending Section 200 attachment 7 footnote 4 to allow for an increased height from 85 to 95 feet and clarifying setback requirements with the stipulation that the applicant share the cost of training of Emergency Personnel for the high rise standard facilities. Mr. Davis seconded and the vote unanimous.

ADJOURNMENT: The meeting adjourned at 9:30 pm

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Turley, Secretary