

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

February 24, 2016

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

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

Absent: Peter Fixler

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 27, 2016. Mr. Chain seconded and the vote was unanimous.

SKETCH PLAN – GREAT VALLEY COMMUNITY ORGANIZATION

Represented by Jack Robinson,

Mr. Robinson stated that the property is located at 19 North Bacton Hill road in an I-Industrial Zoning District. The group will be purchasing 7 acres which will be subdivided into two lots of a 49 acre tract from the school district. They are proposing to build in Phase 1 a 41,128 sq. ft. building with the potential for an additional 21,866 sq. ft. building housing youth athletics. Also, an athletic field is proposed. The property contains an area of manmade steep slopes of a former railroad. As result of the steep slopes, the applicant will be seeking a Conditional Use approval to permit grading, installation of an access drive, parking and stormwater facilities.

Members expressed their concern that during athletic events that visitors would seek to park on Bacton Hill Road. Mr. Robinson advised that they will provide 176 spaces and the required amount is 165. During events they offered to use the playing field for additional parking. Mr. Asousa asked that they install “No Parking” signs and that they hire fire police to direct traffic at such events.

The applicant will be seeking a Special Exception from the Zoning Hearing Board since the proposed use is not listed as permitted in an Industrial District. They feel that this use will have less impact in an Industrial District. The Organization is currently running their programs on an adjacent property without adverse effect.

The applicant was asked to consider a trial within their development to align with the Chester Valley Trail.

ACTION:

Mr. Davis made a motion to recommend to the Zoning Hearing Board the request for Special Exception for the proposed use in an Industrial District and for the Conditional Use to permit disturbance of steep slopes. Mr. Asousa seconded and the vote was unanimous.

**ATWATER VILLAGE COMMERCIAL PLAN AMENDMENT FOR A CONDITIONAL USE
REQUEST TO PERMIT A DRIVE THRU RESTAURANT AND OFFICE BUILDING**

Represented by Alyson Zarro, Esquire and Adam Goodman

A. Ms. Zarro advised that this is part of a previously approved Subdivision and Land Development plan of Atwater Village Commercial which is in an O/BPS district of the Turnpike Overlay District on the south rim of the quarry. They are requesting to amend the plan for the restaurant (Bryn & Dane) to allow for a drive thru access as opposed to outdoor seating. The building is approximately 2,500 SF and located next to the approved WAWA building/gas station. She stated that with this change, they are still within their parking allotment.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors the plan amendment to allow a drive-thru use of a previously approved retail pad location subject to the conditions of the Township Engineer's letter, dated February 9, 2016. Ms. Abel seconded and the vote was unanimous.

B. This applicant is also requesting to amend the plan for the approved 4,020 SF bank pad and to allow for a 5,500 SF business/office building instead. As a result, they need a Conditional Use Approval pursuant to Section 200-37B of the Zoning Ordinance. The applicant has prepared a trip generation analysis of the two uses which indicated minimal impact with this change. Mr. Goodman stated that a Continuing Care developer, Erickson, is proposing to construct a facility on the Tredyffrin Township portion of the property. Therefore, they are seeking a sales center site on Route 29 for better visibility. Ms. Zarro stated that the plans has been reviewed by the Township Engineer and they are able to comply with the conditions listed.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Conditional Use application to permit an office use in the O/BPS sub-district of the Turnpike Interchange Overlay district of the previously approved bank pad location subject to the conditions of the Township Engineer's letter, dated February 9, 2016. Ms. Abel seconded and the vote was unanimous.

**20 MOORES ROAD PLAN ADMENDMENT ADDING A NEW SHEET OUTLING THE PHASING OF
THE DEVELOPMENT**

Represented by Alyson Zarro, Esquire and Adam Lowe

Ms. Zarro stated that the Phase 1 of the site contains the St. Gobain office building and parking lot. A Phase 2 plan would be to construct buildings 4 & 5 at some future date. The purpose of their request is to indicate this phasing of the property and to amend the previously approved plan by adding this sheet.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors an amendment to the previously

approved plan by adding a new sheet outlining phasing of the property at 20 Moores Road. Mr. Davis seconded and the vote was unanimous.

ZONING ORDINANCE TEXT AMENDMENT TO ADD THE DEFINITION OF ‘PASSIVE RECREATION’ AND AMENDING SECTION 175-6 DEFINITIONS AND SECTION 175-40 PARK, OPEN SPACE & RECREATION AREAS.

Represented by Scott Greenly

Mr. Greenly distributed a draft of a proposed ordinance whereby the Township is adding the definition to the Subdivision and Land Development ordinance as follows:

Recreation, Passive. A use of land designated for pastoral enjoyment and low-intensity recreational activities such as walking trails, non-motorized biking, running, roller-blading, picnic areas, plazas, bird-watching and similar activities. A passive recreational use is not intended to be used for organized athletic activities or events by individuals or teams or clubs or group picnics, theatrical events, national holiday events and similar formal group activities.

In addition, the draft ordinance amending the Subdivision and Land Development Sections 175-6 and replacing Section 175-40 to require Parks, Open Space & Recreation Areas or Recreation Fee in Lieu was discussed. This amendment will enable the Township to require park, open space or a Fee in Lieu for parkland for non-residential subdivision applications which currently doesn't exist. Mr. Greenly stated this final version is a result of input from the Commission and Mr. Lorgus of Liberty Property. Residents asked for further explanation of these amendments and how it applies to the increase in mixed use development going on.

Mr. Lorgus felt that the applicant's should be able to offer the township land or a fee or a combination of both. He spoke of the impact on his proposed Master Plan and the inability to set aside enough open space. He stated that Section B(5) relative to the amount of land required to be set aside is not clear. Discussion ensued.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the text amendments to Section 200-14 replacing the definition of Passive Recreation and amending the Subdivision and Land Development Ordinance Sections 175-6 Definitions and Section 175-40 Parks, Open Space and Recreation areas. Mr. Broadbelt seconded and the vote was 4 – in favor and 2 – opposed.

ADJOURNMENT

The meeting adjourned at 9:30 pm

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Turley, Secretary