

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

January 27, 2016

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

Also Present: John Nagel, Township Manager, Maureen Turley, Secretary, and Scott Greenly, Director Planning and Zoning

Absent: Todd Asousa

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

REORGANIZATION:

Ms. Abel made a motion to nominate Greg Davis as Chairman. Mr. Broadbelt seconded and the vote was unanimous.

Mr. Davis made a motion to nominate Deb Abel as Vice Chairman. Mr. Broadbelt seconded and the vote was unanimous.

APPROVAL OF MINUTES:

A motion was made by Greg Davis to approve the minutes of December 16, 2015. Ms. Abel seconded and the vote was unanimous.

SKETCH PLAN - SWEDESFORD SQUARE APARTMENTS – L/COR LIMITED PARTNERSHIP – 50-52 SWEDESFORD ROAD TO CONSTRUCT TWO APARTMENT BUILDINGS COMPRISING 240 UNITS IN GATEWAY OVERLAY DISTRICT

Represented by Lou Colagreco, Esquire and Don Tracey

Mr. Colagreco stated that the site is comprised of 25 acres with an office building in the Gateway Overlay District. The applicant sought re-zoning and was approved for a residential component and L-Cor will be the developer. They will be returning with a request for Conditional Use application. Mr. Tracey gave an overview of L-Cor and stated that their focus is to construct multi-family residential units.

There will be two four story residential buildings with 120 units each, surface parking and clubhouse. The buildings will consist of 60 % one bedrooms, 40% two bedrooms as well as some studios. There will be a dog park/run area within the community, a sidewalk network will also be provided. The property is in a steep slope area with a large detention so trails within the community would pose a problem.

ACTION: None

**SKETCH PLAN - SWEDESFORD PARTNERS FOR 66 TOWNHOUSES IN AN RMH –
MEDIUM HIGH DENSITY DISTRICT OFF OF SWEDESFORD ROAD & MALVERN
HUNT**

Represented by Jack Robinson, P. E. and John Tenders, Rouse Chamberlain

Mr. Tenders stated that the property has been before the Commission and Board of Supervisors for a rezoning change from Industrial to the RMH Medium High Density district. He stated that Rouse Chamberlain is equitable owner of the property. The site layout is consistent with prior views. There will be trail connection out toward Swedesford Road. There will be a single entrance with two way traffic within. Sidewalks will be on both sides of the development; and, there will be additional parking lots within the site for visitors. Homes will have two car garages with a front entrance. Mr. Robinson stated that the impervious coverage is about 40% with substantial buffering on the property. The homes will average between 2,100 to 2,500 sq. ft. with three bedrooms.

Residents expressed concerns with fiscal impact on the township, traffic patterns, density of homes and impact on the schools. Discussion ensued.

ACTION: None

**PRELIMINARY/FINAL LAND DEVELOPMENT FOR SEPTA FRAZER YARD ROUTE
352 AND ROUTE 30**

Represented by Michael Gill, Esquire

Mr. Gill stated that SEPTA will be modernizing the railcar fleet with new double decker cars. As a result, they will be hiring about 50 new employees spread out over three shifts. They are proposing to add new buildings, additional parking and upgrading the current stormwater facility. Phase 1 will entail raising the grade of the site in some locations by 40 feet and a retaining wall for the entire site. Phase 2 will be the addition of new maintenance buildings. Mr. Gill stated that these changes will require construction to be completed by January 1, 2018 in order to accept the new railcars. Preliminary meeting have occurred with township staff, township solicitor, DEP and the Conservation District.

Mr. Gill is seeking an advanced conditional recommendation from the Planning Commission to the Board of Supervisors so that the plan may move forward. This is pending a favorable review by the township engineer. A traffic impact analysis will be submitted with their land development application. Mr. Gill advised that the yard is surrounded mostly by commercial and institutional properties with a small residential area. They will be upgrading the two basins by adding additional Best Management Practices.

Discussion ensued concerning their wastewater and general yard maintenance runoff. Members asked that the township engineer be present when they next present plans.

Residents inquired about the number of tracks, height of the buildings, and noise of locomotive engines.

ACTION: None

**ZONING ORDINANCE TEXT AMENDMENT FOR PASSIVE RECREATION
SECTION 200-14 and AMENDING SECTION 175-6 DEFINITIONS and SECTION 175-
40 PARK, OPEN SPACE AND RECREATION AREAS.**

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, a draft ordinance amending the Subdivision and Land Development Sections 175-6 and replacing Section 175-40 were given to the member for their comments. This amendment will enable the Township to require park, open space or a Fee in Lieu for parkland for non-residential subdivision applications. Members are to review and provide comments to Scott.

Mr. Lorgus explained that he met with Scott Greenly and Thomas Comitta relative to the impact these amendments will have on Liberty's project. Mr. Lorgus felt that the applicant's should be able to offer the township land or a fee or a combination of both. He was advised that this change has been made after their meeting with him. He felt that: 1) we need to look at the ability of what they have to offer that would meet the criteria; 2) be permitted to mix and match land or money; 3) what is impact of the fees and the land being set aside. Discussion ensued.

Residents concerns were how this formula was developed, impact on schools and to keep in mind what we want in the Township to look like. Discussion ensued.

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ADJOURNMENT

The meeting adjourned at 9:30 pm

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Turley, Secretary