

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

June 22, 2016

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

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

Absent: Greg Davis

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

APPROVAL OF MINUTES:

Correction: Mr. Fixler stated that on p. 3 under Celia Tract Preliminary Plan it should read..... “Mr. Fixler felt that the tangent between the curbs of 25 feet was too short a distance”. Mr. Asousa wanted it noted that he objected to the width of the road in the Celia Tract. Deb Abel made a motion to approve the minutes of May 25, 2016 as corrected. Mr. Broadbelt seconded and the vote was unanimous.

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

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

Mr. Robinson has filed several requests for waivers with the Township. After his meeting with the Township’s engineer, Mr. Becker agreed with all of the requests. Mr. Becker suggested that the Planning Commission should review the following waiver: §170-310.E – Landscaping around all stormwater management practices with a minimum surface area of 1,000 sf. ft. This is item #43 in Arro’s letter, dated June 16, 2016. Mr. Robinson advised that the property is heavily weighted on stormwater management. Their stormwater was planned to account for when they purchase of another lot. Their requested waiver is due to the particular type of landscaping being incorporated within the basin. They prefer to have wetland plantings in the basin with tall grasses. Discussion ensued.

Mr. Asousa questioned, if there is a buffer for screening the business south of them. Mr. Robinson stated that the gaps on the plan are the location of emergency spillways. After a recent discussion with Mr. Bevevino, they have rectified this issue of screening of his property. Mr. Asousa also inquired about whether they have investigated, if there are any environmental issues on the property. To date, they have not engaged this study. Discussion ensued.

ACTION:

Mr. Fixler made a motion to recommend to the Board of Supervisors the Great Valley Community Organization’s Preliminary Plan to construct a 41,128 SF indoor sport/community facility and outdoor playing field, with associated parking and stormwater improvements. The property is zoned Industrial. Subject to complying with Arro’s letter, dated June 16, 2016, with the exception of waiver item #43 where they are to

provide a six inch arc shaped berm with water seeking plants and with quantities to be determined by the Township Engineer. Mr. Asousa seconded and the vote was unanimous.

99 CHURCH ROAD- APG – PRELIMINARY PLAN – FOR 43 SINGLE FAMILY UNITS

Represented by Alyson Zarro, Esquire, Mike Ryan and Mike Bowker

Ms. Zarro advised that the development is located on both sides of Church Road for 43 single family units. It was formerly known as the Willits property. There is a historic structure on the site. They sought approval and were granted the use for the bonus density based on preservation of the structure. Their plan will construct 15 units on the northwest side and 28 on the eastern side.

An itemized review of Arro's letter, dated June 16, 2016, was discussed. Members felt that item #2 – the centerline location should be provided as requested for the 18 ft. setback from the centerline. Ms. Zarro mentioned that there was no plan to widen Church Road due to the historic structure being so near the roadway. The traffic study doesn't warrant for road improvements. Mr. Bowker stated that they were prepared to provide a radius of the curb to be 14 ft. from the centerline which is a standard PennDOT specification. Arro is requesting that they add the additional 4 feet in the event that the Township wishes to provide for widening of Church Road. The applicant has agreed to provide for identifying the 18 feet as requested. Discussion ensued relative to the number of outstanding issues in the Arro's review letter, dated June 16, 2016, and being uncomfortable without Township engineer being present.

ACTION:

None

ADJOURNMENT: The meeting adjourned at 9 pm

Respectfully submitted:

Deb Able, Chairman

Maureen G. Turley, Secretary