

EAST WHITELAND TOWNSHIP  
PLANNING COMMISSION MEETING

March 30, 2016

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

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

Absent: Peter Fixler and Greg Davis

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

**APPROVAL OF MINUTES:**

A motion was made by Jeff Broadbelt to approve the minutes of February 24, 2016. Mr. Laumer seconded and the vote was unanimous.

**MASTER PLAN: GREAT VALLEY CORPORATE CENTER MIXED USE DEVELOPMENT – GVR  
Great Valley Revitalization Overlay District on the west side of Rt. 29**

Represented by Lou Colagreco, Esquire, Nick Rakowski

Mr. Colagreco mentioned that the property is located on the western side of Route 29 along Great Valley Parkway. The area will consist of apartments, office, retail and hotel space. The development will be broken up into three phases with phase 1 being the majority of the project. In addition, the traffic improvements will also be done in phases. Mr. Rakowski stated that the residential buildings will be of five stories with court yards. Pedestrian connectivity exists around most of the development.

Liberty is proposing to provide an adaptive signal system encompassing 16 existing signals on Rt. 29 at Phoenixville Pike to Rt. 30, with new signal at Rt. 29 intersection with Flat Rd/Atwater Drive and another at the Lapp Rd extension/township park on Rt. 29. There will be pedestrian connection to the park with a median to allow a safe location for crossing in two stages.

Mr. Comitta referenced the open space ordinance Section 200-39.3 H(2) and stated that they should indicate on their plan what is considered open space and the size. Also, in connection with Section 200-39.3 H(2)(f) a narrative description of the open/green space needs to be on the plan. He suggested that some metric be developed and identified for the plan.

**ACTION:**

None

**ATWATER OFFICE FINAL SUBDIVISION PLAN – A PROPOSED LOT LINE REVISION FOR LOT 13**

Represented by Lou Colagreco, Esquire and Barry Henry

Mr. Colagreco advised that the lot line on the subdivision plan was never adjusted to show the final relocation of Elbrook Lane. Therefore, they are eliminating the current lot line shown on the record plan and to adjust it to show the final location of Lot 13.

There are five waivers:

1. Section 175-22A – able to depict entire site within one plan sheet;
2. Section 175-22C(7) – maintain coordinates & bearings of Atwater Plan series;
3. Section 175-22C(8) – to not provide contour lines on proposed subdivision plan – purpose is for title conveyance only;
4. Section 175-22C(17) to not provide location, size and invert elevations on storm and sanitary structures;
5. Section 175-22D(5) to not provide a Conservation Plan.

**ACTION:**

Mr. Broadbelt made a motion to recommend to the Board of Supervisors approval of the proposed Atwater Office Final Subdivision Plan for the proposed lot line revision of Lot 13 subject to the waivers enumerated in the Township Engineer's letter, dated March 22, 2016. Mr. Chain 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 the office building proposed for Lot 13 is 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. The current zoning of the Turnpike Interchange Overlay District permits an 85 foot six story building. Mr. Comitta asked how much more square footage would be added to the building. Mr. Henry stated that there would be no gross square footage. This lot 13 abuts up to the slip ramp of the Turnpike. Mr. Comitta suggested that the applicant consider a non-white building façade. Discussion ensued.

Mr. Sheridan stated that the increased building heights would require them to have different equipment for fire-fighting. He agreed that the higher the building height the greater the safety standards. Mr. Sheridan didn't feel that they could currently handle servicing the site without calling in other service companies.

Ms. Hoffritz questioned why there are building heights and she stated that she wasn't in favor of the increase. Mr. Milton didn't feel that there was a need for more office space due to the high vacancies. Discussion ensued.

Mr. Broadbelt suggested that they provide a way of showing elevation differences from the roadway. He also asked them to present a plan with a drop in elevation by five feet.

**ACTION:**

None

**ATWATER COMMERCIAL - AMENDING FINAL LAND DEVELOPMENT PLAN TO PERMIT PHASING**

Represented by Lou Colagreco, Esquire

Mr. Colagreco stated that this location of the plan has the Wawa, restaurant and retail space and the bank pad. He advised that the Supervisors approved the entire Atwater Commercial Plan at their last meeting. The developer does not want to record the entire plan due to the possible changes to the hotel and bank pad site. Therefore, they wish to add a phasing plan to the approved plan set. Mr. Asousa again stated that he is concerned about a water rescue vehicle for the site. He wants the developer to be in contact with the Fire Company.

**ACTION:**

Mr. Asousa made a motion to recommend to the Board of Supervisors the Amended Final Land Development Plan for Atwater Commercial of the proposed phasing plan with the stipulation that the Commercial group engage the emergency services per their zoning approval. Mr. Laumer seconded and the vote was unanimous.

**ZONING ORDINANCE AMENDING SECTION 200-58 HISTORIC RESOURCES PROTECTION TO ADD SUBSECTION L AND M PROVIDING FOR ENFORCEMENT OF DEMOLITION BY NEGLECT.**

Represented by Scott Greenly

Mr. Greenly stated that this enforcement was originally part of the Township Ordinance, however, when the ordinance was rewritten this provision disappeared. This ordinance has the support of the Township's Historical Commission. Mr. Chain made a motion to recommend to the Board of Supervisors amending Section 200-58 by adding Subsection L and providing for Demolition by Neglect of Historic Resources and a subsection M providing for enforcement. Mr. Asousa seconded and the vote was unanimous.

**ZONING ORDINANCE TEXT AMENDMENT AMENDING SECTION 200-14 REPLACING THE DEFINITION OF “PASSIVE RECREATION” AND AMENDING SECTION 175-6 DEFINITIONS AND SECTION 175-40 PARK, OPEN SPACE AND RECREATION AREAS.**

Represented by Scott Greenly

Mr. Greenly mentioned that the definition of “Passive Recreation” was upgraded after the last presentation. In Section 1.B, definitions were more clearly defined or added. The amendment to the Subdivision and Land Development Section 175-6 added these definitions. Mr. Greenly stated that input has been received from the Board of Supervisors as well as from Liberty Property. In the SLDO three sections were reworded: 1) Section 1A had definitions inserted; 2) Section B.A(2) “Developers shall be required to provide or reserve areas for recreational facilities”; and 3) Section B(5) was rewritten to provide clearer language. Mr. Broadbelt felt that there still could be additional refinement for better clarity. He felt that the ordinance should give the algebraic equation for determining the Fee in Lieu for the non-residential component. Mr. Broadbelt also felt that this fee could be skewed in favor of the larger developments. Discussion ensued.

Mr. Milton presented his questions relative to the ordinance and expressed his concerns with several proposed definitions. One of his concerns is of plaza and passive recreation use. He felt that it should define area, length, width, terrain and buffer etc. A copy is attached. Ms. Boswell expressed that these uses will impact the current residential areas of the township and not just new development. Discussion ensued.

**ACTION:**

Mr. Asousa made a motion to recommend to the Board of Supervisors the Zoning Ordinance Text Amendment to amend Section 200-14, replacing the definition of “Passive Recreation” with the hope that further consideration will be given by the Board to the need for future modifications. Mr. Laumer seconded and the vote was unanimous.

Mr. Asousa made a motion to recommend to the Board of Supervisors the Zoning Ordinance Text Amendment to amend Section 175-6 Definitions and Section 175-40 Park, Open Space and Recreation Areas, with the hope that further consideration will be given by the Board to the need for future modifications. Mr. Laumer seconded and the vote was unanimous.

**ADJOURNMENT**

The meeting adjourned at 10:00 pm

Respectfully submitted:

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Deb Abel, Vice Chairman

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Maureen G. Turley, Secretary