

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

May 25, 2016

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

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

Absent: Michael Chain

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 April 27, 2016. Mr. Fixler seconded and the vote was unanimous.

CONDITIONAL USE APPLICATION – LCOR – 50-52 SWEDESFORD ROAD – MIXED USE DEVELOPMENT IN GATEWAY OVERLAY DISTRICT

Represented by: Denise Yarnoff, Esquire and Don Tracy

Ms. Yarnoff stated that the site is comprised of 25 acres with an occupied office building in the Gateway Overlay District. The applicant is requesting to develop the property as a mixed use site pursuant to Section 300-39D. Mr. Tracy gave an overview of L-Cor and stated that are proposing to construct two four story buildings with a total of 244 multi-family units. There is an existing office building of 132,000 SF on the site.

Mr. Tracy mentioned that there will be 244 units, surface parking and 9,000 SF clubhouse. There will be a dog park/run area within the community and a sidewalk network within the site. The property has a steep slope area with a large detention basin to the south. The retail portion suggested in former applications no longer exists. There will provide a sidewalk along Swedesford Road and the trees in the area along the road will be retained. They will install intersection improvements along Liberty Boulevard and Valley Stream Parkway.

Mr. Asousa expressed his displeasure with the plan. A prior application by Brandy wine Realty requested a zoning change to permit high rise office buildings along Route 202 which was granted. He dislikes the plan since this concept doesn't meet what the intent of the Gateway district. Mr. Tracy stated that the retail aspect has been marketed without success. Discussion ensued.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the Conditional Use Application of LCOR pursuant to Section 200-39D to permit a mixed use development including two four-story apartment buildings and associated parking in addition to an existing office building use. Ms. Abel seconded and the vote was: 5 - In favor and 1 opposed.

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

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

The property is located at 39 Conestoga Road. The addition is to provide for a 2,056 SF banquet facility and improved handicapped access. They will also be removing a paved fire lane and replacing it with 26 foot wide grass pavers. The property has split zoning between R-2 Residential and FC Frontage Commercial districts. They are requesting five (5) waivers: 1) Section 175-21C(10); 2) Section 175-21.C(13)(g) and 175-22C(17); 3) Section 175-22C(15); 4) Section 175-39C and 5) Section 310.C(6)(a). The Township's Engineer is recommending approval as stated in his letter, dated May 25, 2016.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors the Preliminary/Final Plan for Peoples Light Theater for a 2,056 SF building addition to house a banquet facility. The applicant is subject to the condition outlined in the Township's Engineer letter, dated May 25, 2016. Mr. Davis seconded and the vote was unanimous.

PRELIMINARY PLAN – IMMACULATA UNIVERSITY STUDENT ENGAGEMENT CENTER

Represented by Kerry Jones, Director of Capital Programs and Neal Camens, P.E.

Mr. Camens advised that they will construct a two story 14,540 SF addition to Good Counsel Hall along with a new plaza area and amphitheater. The property is located in an INS – Institutional District. The review letter from Arro dated, May 18, 2016 outlines many issues to be addressed, and, many are related to stormwater. Mr. Camens mentioned that the stormwater will flow into a stormwater bed and any overflow will drain down into existing piping behind the library.

The applicant is requesting waivers from the following: 1) Section 175-23.C - Environmental Impact Assessment; 2) Section 175-23.C(5) – Traffic Impact Study; and 3) Section 175-43 Agreements and Performance Guarantees.

ACTION: None

PRELIMINARY PLAN – TOWNES AT MALVERN (CELIA TRACT)

Represented by Vic Kelly and Scott Risbon

The property consists of 64 townhouse units and two single family homes on Frame Avenue. The zoning is split between an R-2 Residential and VMX - Village Mixed Use districts on 12 acres. They received Conditional Use Approval from the Board of Supervisors in September, 2015. They have been working on cleaning up the engineering items. Mr. Kelly stated that they are able to adhere to the items enumerated in Arro's letter dated, May 18, 2016. They are requesting six waivers under the SALDO and five waivers from the Stormwater ordinance. They propose a minimum 24 ft. street width with vertical concrete curbing instead of 32 feet. Discussion ensued.

They plan to provide sidewalks on both sides of the street as well as a trail within the development. The trail is open to the homeowners only. As recommended by the Commission, they have included a “tot lot”. Mr. Fixler felt that the street design between the curbs was too short. Mr. Kelly stated that the Township Traffic Engineers, McMahon Associates, has reviewed the application and did not find a problem with this issue. Ryan Homes will be the builder with the homes in a possible price range of \$289,000. There are 4.7 acres of green space within the property. Discussion ensued.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors the Preliminary Plan for the Townes at Malvern (Celia Tract) for 64 townhouse units and 2 single family homes in a split zoning district of R-2 Residential and VMX – Village Mixed Use subject to the conditions outlined in Arro’s letter dated, May 19, 2016. Ms. Abel seconded and the vote was: 4 – In Favor and 2 – Opposed.

PRELIMINARY/FINAL PLAN AMENDMENT – LINDEN HALL/PULTE HOMES STORMWATER MANAGEMENT ORDINANCE WAIVER REQUEST

Represented by Alyson Zarro, Esquire and Bill Creeger

Ms. Zarro mentioned that the residential portion of the property was sold to Pulte Homes and that Benson Companies is the owner of the historic property. The applicant is requesting five waivers from the Stormwater ordinance. The area on the plan was described as wetlands, but, when further inspection occurred, they found a wet pond. They wish to incorporate the wet pond design into their stormwater design. The pond is existing, however, it doesn’t meet stormwater ordinance. As a result, they are asking for five waivers from that ordinance. They have received approval from PADEP and the Conservation District. The pond is feed by the spring box so they incorporated it into the stormwater management plan. The wet pond will be landscaped. It has a depth is about 18 to 20 inches. Discussion ensued concerning the stormwater and preservation of the historic property.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors the Preliminary/Final Plan Amendment for Linden Hall/Pulte Homes request to redesign an existing stormwater management facility and for waivers from the Stormwater Management Ordinance subject to Arro’s letter, dated May 19, 2016. Mr. Broadbelt seconded and the vote was unanimous.

ADJOURNMENT: The meeting adjourned at 9:15 pm

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Turley, Secretary