

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

October 26, 2016

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

Absent: Greg Davis

Also Present: Maureen Turley, Secretary, and Scott Greenly, Director Planning, Darrell Becker, Township Engineer

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

APPROVAL OF MINUTES:

Todd Asousa made a motion to approve the minutes of September 28, 2016 as written. Jeff Broadbelt seconded and the vote was unanimous.

GREAT VALLEY LITTLE LEAGUE – CONDITIONAL USE – LIGHT POLES – Sect. 200-10(F)

Represented by Randy White and Joseph O’Neil, Esquire, Tom Luke, President of Little League

The property is located at 1300 King Road where they wish to erect two 60 foot and two 70 foot light poles on a field in an R-1 Residential District. Mr. O’Neil stated that they received approval for a variance from the Zoning Hearing Board for field No. 2 to be illuminated. A total of four poles will have an illumination of 0.1 foot candles. In order to comply with the Little League Safety Standards, pole heights must be at least 60 feet. This field could be used six evening of the week. This would begin the last weekend in March through middle of June. Mr. O’Neil held a meeting on October 19th with the residents, however, no agreement was reached.

Mr. Robert Zoeller, sports lighting specialist, stated two poles labelled as A1 & A2 are 60 ft and are placed in the infield. Lights labelled B1 & B2 with height of 70 ft are in the outfield. These are based on the requirements of the National Little League Association. He proceeded to explain how these lights adhere to safety standards and minimize lighting exposure. When questioned about safety, he offered that there needs to be a minimum amount light above the field for safety issues. He stated that the lighting values along King Road is 0.10 which complies with the township ordinance. He stated that there would be no measureable light along Morstein Road. Discussion ensued.

Resident concerns:

Carl Abramson – inquired about the amount of light going upward to safely seeing fly balls. Mr. Zoeller stated all that would be needed is hundreds of a foot candle. He also asked, if there is another field in the area, that has these lights for residents to see the impact. They were advised that Kimberton and Caln Township have similar field lighting.

Vince McLaughlin – lives next to the field and is concerned that there are multiple lamps on each pole. Mr. Zoeller mentioned that the level of lighting would be 95% directed down onto the field.

Martin Belisario – questioned the amount of light that will impact Mr. McLaughlin’s home. He also questioned the impact of sound from the events on the surrounding area.

Mr. Luke stated that they will be staggering the games to help reduce the number of games at the fields per day. Commission members asked what the number of evenings that the field would be illuminated. He estimated that they would like to use lighted field for 72 evenings (March thru June). Discussion ensued relative to some comprise on the number of night games. In addition, Planning members suggested that they should provide some traffic management exiting from the site. There was a discussion about correcting the stormwater issues. Mr. White explained that they were unable to correct the issue due to PennDot's drainage system.

Other Residents shared their concerns with the traffic at King and Ravine Roads, safety concerns for the kids, noise from the PA system, parking lot lights and health and welfare of the community.

Recess was called at 9:15 and returned at 9:25 pm

Mr. Luke, President of GVLL, mentioned that 90% children do not play outside of this league. As owners of the property, they must conform to the regulations of the International Little League Association. They cannot use fields that are pay for play. They are amenable to limiting playing on the field to three evenings and Saturday.

ACTION:

Mr. Asousa made a motion to deny the recommendation of the Great Valley Little League Conditional Use application to the Board of Supervisors to erect recreational lights at 60 and 70 feet in height from Article II, Section 200-10(F) at 1300 King Road, zoned R-1. Mr. Laumer seconded and the vote was unanimous.

**PRELIMINARY/FINAL PLAN & SUBDIVISION PLAN SWEDESFORD SQUARE APARTMENTS
L/CAL 50-52 SWEDESFORD ROAD APARTMENTS** in an O/BP Zoning District
Represented by Denise Yarnoff, Esquire and Brandon Siegel

Ms. Yarnoff stated that the ordinance was amended to permit a mixed use for the site. The Supervisors have recently approved their Conditional Use application. Currently, there exists a 132,000 sq. ft. office building on lot 1. They are proposing two apartment buildings with a total of 244 units. Sidewalks will be added along the frontage and as well as a dog walking area. They are also coordinating with SEPTA concerning the bus stop locations.

The clubhouse building will be 9,743 sf., 157 sf maintenance office and five garage buildings. The community building will house a pool with a courtyard. The Township Traffic Engineer suggested a pedestrian crossing based on the multimodal study to place crosswalks on the north side. This would permit access to the corporate offices. Property management will be on site.

They are seeking three waivers: 1) Section 170-306E for the requirement to provide .5 inches of infiltration; 2) Section 175-27H requiring cuts and fills not to exceed 5 ft; 3) Section 175-27H requiring delineating all utilities and easements within 300 ft of the property. Mr. Becker stated that there are some stormwater issues still to be discussed. There are infiltration requirements which are an issue. Mr. Lieberman discussed the stormwater issues and their concern with geology of the property. The area is known for having sinkholes. Discussion ensued.

ACTION:

Mr. Chain made a motion to recommend to the Board of Supervisors the Preliminary/Final Plan & Subdivision Plan for Swedesford Square Apartments L/CAL at 50-52 Swedesford Road to build two apartment buildings with 244 units in an O/BP zoning district contingent upon the Township Engineer's letter, dated October 21, 2016. Mr. Broadbelt seconded and the vote was 5 in favor and 1 opposed.

WHITELAND VILLAGE MIXED USE DEVELOPMENT (DISCUSSION) LOCATED IN AN INS – INSTITUTIONAL ZONING DISTRICT

Represented by Ray Ott

This is the former Foote Mineral facility which was a contaminated site at Bacton Hill and Swedesford Roads. The property is approximately 73 acres in with a current zoning of CCRC – Continuing Care Retirement Community. Mr. Ott stated that a presentation was conducted before the Board of Supervisors for this mixed use development. The proposal will consist of detached homes, townhouses, apartments and assisted living, offices and retail spaces. They expect to provide for plazas, sidewalks, streetscapes with on-street parking, access to the Chester Valley Trail and general recreation areas. Discussion ensued relative to providing a true mixed use.

PROPOSED WIRELESS COMMUNICATION ORDINANCE

Represented by Scott Greenly

A draft zoning ordinance was distributed to the members for review. He advised that currently our zoning ordinance does not provide regulations governing tower based wireless communication facilities and non-tower wireless communication facilities. He recently was approached by companies interested in installing these systems. A hearing before the Board of Supervisors is scheduled for November 9, 2016.

Next meeting of the Planning Commission will be held on November 30, 2016.

ADJOURNMENT: The meeting adjourned at 11 pm

Respectfully submitted:

Deb Abel, Chairman

Maureen G. Turley, Secretary