



EAST WHITE LAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

March 11, 2020

Agenda

Action Meeting – 7pm

(Revised 3/9/2020)

When addressing the Board of Supervisors, please come to the podium and state your name and address before making comments. To accurately obtain the name and contact information for individuals who wish to address the Board, there will be a sign up sheet available at the door and at the podium. As a courtesy to all, audience members are not permitted to shout out comments during testimony or Board deliberation. Such comments will not be included as part of the public record.

Any attendee desiring to present information such as a PowerPoint presentation or photos using the Township's system must provide their information device to the Township on the Friday before the Board meeting. This is a precautionary move to protect our network from unintended viruses and to review the legality of the content.

When a high turnout is expected, we will limit resident comments to a maximum of 3 minutes each so that all residents can be assured an opportunity to speak in a reasonable time frame.

Any attendee desiring to video or audio record the Township meeting must announce that they will be recording at the beginning of the Board meeting for the privacy and awareness of citizens in attendance.

1. Action Meeting (SL):

- a) Call to Order by Chair
- b) Pledge of Allegiance

2. Board Briefings (SL):

- a) Executive Session(s) were held on February 12 post meeting (to discuss real estate, personnel and legal matters) as well as March 11 at 5:30 pm (to discuss real estate, personnel and legal matters) (SL)

3. Public Hearings (JM):

- a) [Ordinance 322](#) – Zoning Ordinance Amendment related to Off-Premises Signs (Zoning)
- b) Ordinance TBD – Codified Ordinance Chapter 189, Vehicles and Traffic, amendment making technical corrections
- c) [CU-01-2020](#) – Conditional Use Application for Disturbance of Steep Slopes by WaterWalk Hotel at 85 Matthews Road. Applicant proposes to install driveway, parking lot, and stormwater management in areas of steep slopes. Applicant will also discuss the corresponding [Land Development](#) and [Zoning Hearing Board](#) Applications.

4. Board Motions & Resolutions (Consider Board Action):

- a) Consider Volunteer Appointments
- b) Consider Board Recommendation to Chester County and Commonwealth of Pennsylvania to Appoint Loren Nafziger as Emergency Management Coordinator for East Whiteland Township
- c) Consider Motion to Award (WS)
 - i. Valley Creek Park Tennis Courts Improvements (WS) Nickolaus Construction Company, Inc. Vincentown, NJ Bid amount - \$44,325.00
 - ii. Down East Park and Valley Creek Improvements (WS) Advanced Pavement Group, Downingtown, PA Bid Amount - \$79,520.00
 - iii. Water Wheel for Gunkle Spring Mill (ZB) - Waterwheel Manufacturing of Franklin, NC in the amount of \$28,580.00
- d) Adopt Resolution #16-2020 for East Whiteland Township Police Pension Plan to adopt Recommendations (7.5% Interest Rate, SOA Public Plan Mortality Tables for Safety Workers and Five-Year Asset Smoothing Method [85% to 115% of Corridor]) by Conrad Siegel (Actuary) for January 1, 2019 Actuarial Valuation Report (JN)
- e) Adopt Resolution #15-2020 for East Whiteland Township Firefighter Employees' Pension Plan to adopt Recommendations (SOA Public Plan Mortality Table for Safety Workers and Five-Year Asset Smoothing Method [85% to 115% of Corridor]) by Conrad Siegel for January 1, 2019 Actuarial Valuation Report (JN)
- f) Adopt Resolution #17-2020 for East Whiteland Township Non-Uniformed Employees' Pension Plan to adopt Recommendations (SOA Public Plan Mortality Table for General Workers and Five-Year Asset Smoothing Method [85% to 115% of Corridor]) by Conrad Siegel for January 1, 2019 Actuarial Valuation Report (JN)
- g) Approve Actuarial Valuations as of January 1, 2019 for our Pension Plans (Police, Fire & AFSCME) (CK)
- h) Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose (TL):
 - i. Appeal No. [2020-06](#): Application of Planebrook Partners, LLC for a Variance from Section 200-57.D.(1), (2), & (6) to allow disturbance of steep slopes to provide adequate sight distance for an access drive. The property is located at 105 Church Road and within the R-1 Low Density Residential Zoning District.
 - ii. Appeal No. [2020-07](#): Application of Latta Kennedy Builders, for a variance from Section 200.20.A. and 200-22.C to allow the construction of an addition 1 bay garage addition onto the existing home. The property is located at 18 Deer Run Lane and is within the R-2 Low Density Residential Zoning District.
 - iii. Appeal No. [2020-03](#): Application of DeMarco Real Estate Holdings, Inc. for a special exception from Section 200-30 and 200-32 to allow a nursery school/ day care use. The property is located at 433 Lancaster Avenue and within the VMX Village Mixed Use Zoning District.

5. Planning & Development (ZB):

- a) Consider Extension of Time in which to Render a Decision on the Following Applications:
 - i. [LD-17-2019](#) – Preliminary / Final Land Development for Ducklings Early Learning Center – extension through June 30, 2020

- ii. [LD-02-2020](#) – Amended Final Land Development for 19 Bacton Hill Road – extension through May 20, 2020
 - iii. [LD-15-2020](#) – Preliminary / Final Land Development for WaterWalk Hotel – extension through May 20, 2020
- b) Consider Final Release of Financial Security for the Following Developments:
- i. 8 Lee Boulevard (Exeter)
 - ii. 260 Old Morehall Road (Chick-fil-A and Starbucks)

6. Public Comment: General (for items not specifically listed on the Agenda)

7. Consent Agenda (Consider Board Action):

- a) Approve Meeting Minutes from February 12, and February 26, 2020 (DW)
- b) Ratify Payment of Bills (CK): \$611,444.98 (February 2020)
- c) Approve Proposal from Bernardon for Conceptual Design for Municipal Campus Master Plan at a Not to Exceed Cost of \$20,000 Including Expenses (JN)
- d) Ratify Purchase and Installation of Ramp for Building Entrance (JN)

8. Meeting Adjournment

DRAFT

Public Meetings: 2020

Pension Board of Trustees

May 26, at 4:00pm

Historical Commission

March 18,, at 7:30pm

Zoning Hearing Board

February 24, at 7:15pm

Park & Recreation Committee

March 24, at 7:00pm

Planning Commission

March 25, at 7:00pm

Continued Conditional Use Hearing

April 6, at 7:00pm

Open Space Plan Public Advisory Committee

April 7, at 7:00pm

Environmental Advisory Council

April 2, at 7:30pm

Board of Supervisors

April 8, at 7:00pm