East Whiteland Township  
Planning Commission  
Wednesday, June 28, 2023  

Agenda  
(agenda items linked to online documents)

Call to Order:  
Regular Meeting beginning at 7:00 p.m.

Minutes:  
Consideration of the May 24, 2023 meeting minutes

Conditional Use Applications:  
1. CU-02-2023 for Chester County Intermediate Unit (Chester County School Authority) – Conditional Use Application to permit a proposed educational use, a school along with playground areas and associated improvements for a maximum capacity of 170 students ranging from ages 4 to 21, and conditional uses pursuant to Sections 200-57.E(4) and F(1) to permit sewer lines in areas of steep slopes and very steep slopes. The property, located at 40 Moores Road, is within PO (Professional Office) District. A hearing before the Board of Supervisors is scheduled for the July 12, 2023 meeting.

Development Applications:  
2. MP-03-2023 for Great Valley Corporate Center Redevelopment (Philadelphia Suburban Development Corporation) – Master Plan Application to redevelop a portion of the Corporate Center in two separate phases of development. Phase 1 is proposed to include 270 Apartment units and 130 Senior Adult Housing units. Phase 2 is proposed to include a 304,000 s.f. Research & Development Facility. The property, situated west of Morehall Road (Route 29), south of Great Valley Parkway, and west of Old Morehall Road, is within the O/BP (Office/Business Park) District and GVR (Great Valley Revitalization) Overlay District.

3. WLD-04-2023 for Peoples Pantry (Covenant United Presbyterian Church) – Request for a Waiver of Land Development to construct a 660 s.f. addition for pantry storage at the rear of the building and a glass vestibule at the front of the building. The property, located at 384 Lancaster Avenue, is located within the FC (Frontage Commercial) District.

Ordinance Amendments:  
Consider formal recommendation to the Board of Supervisors regarding the following Amendments to the Township Zoning Ordinance, following the discussion and initial recommendation at the May 24, 2023 meeting.

4. Zoning Map and Text Amendment related to Multifamily Route 30 (MF-30) Overlay District:
   a. Text Amendment to existing ordinance language of the MF-30 Overlay District to create additional submission requirements, expanded architectural standards, revised language regarding height and number of stories, and additional references to other existing plans and ordinances.
   b. Map Amendment to add three parcels at 310 Lancaster Avenue (42-4-309, 42-4-310.2, and 42-4-310) to the existing MF-30 Overlay District. The site is currently zoned FC (Frontage Commercial) and is improved with an existing boat dealership and repair facility.

Public Comment: