

**PLANNING COMMISSION
EAST WHITELAND TOWNSHIP**

Minutes March 28, 2018

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

Also Present: Steve Brown, Zoning Officer/ Director of Property & Recreation; Donna Wikert, Assistant to the Township Manager; Mark Harman, Township Engineer; Natasha Manbeck

Ms. Abel called the meeting to order at 7:30 and led the Pledge of Allegiance.

Discussion:

Approve minutes for February 28th, 2018. Mr. Laumer made a motion to approve the minutes. Mr. Fixler, seconded the motion. The motion was approved 7-0.

Ms. Able suggested we discuss LCOR first, Informational Presentation, Red Barn, Sewer Planning Module, and GVHS Baseball Scoreboard.

Informational Presentation

1. Flat Road Subdivision

Proposed forty-seven lot subdivision along Flat Road adjacent to Wilburdale Road. The development was previously approved under the R-1 zoning. The current application and layout is utilizing the open space option. The applicant requested an opportunity to discuss the project with the Planning Commission. Staff and consultants are currently reviewing the application. No action is required at this time.

Mr. Rob Lewis, attorney for the applicants, gave a brief summary of the property. The property is 50 gross acres and owned by Glasgow, it also is the home of a historic cemetery. In 2007 this property was approved as a subdivision of 23 single family homes, which left very little open space. In January 2018 the developer changed the plans and was proposing 61 single family homes. Mr. Lewis said his client has spent time with the Township residents and the Historical Committee listening to all the comments and concerns. The plan option has been reduced to a 47 lot subdivision in accordance with the cluster. Highlights are: preserving the cemetery, providing a small parking area for the cemetery and rebuilding the walls around the cemetery, over 50% open space, the construction of a trail along Flat Road.

Planning Commission comments included: Suggested open space be a meadow to reduce mowing, do the time restrictions regarding entry onto Flat Road impact the pan and new owners should be notified of blasting. They also stated the overall impervious cover was too high.

Several residents came up and spoke on concerns they have with this proposal. This area of the township is prone to sinkholes. There is an active quarry located directly across the street on Flat Road, where they blast regularly. They also wanted to know if the builder will get a waiver from everyone that buys informing them about the active quarry. Overcrowding of the school district and schools are also a concern. Who will manage the cemetery? They are also concerned about the wildlife being disturbed. Can historic density bonus be or may be used to preserve a cemetery?

Land Development Plans

1. **Red Barn Farm / 1530 Morestein Road / SD-2017-05**

Proposed subdivision of an existing lot into 5 lots. The preliminary plan includes an existing single family home and four new single family homes. The property is zoned R-1 Single Family Residential and is approximately 13.7 acres in size. Planning Commission must comment on requested waivers and variance.

Mr. John Mullin from Mullin Engineering, gave a brief background on the plan they are asking for 6 waivers and 2 variances. Mr. Harman from Arro asked if they provided the waiver request letter. Mr. Mullin said he had the waiver request letter with him and wasn't sure when to submit it. Mr. Harman said they should have already submitted it Arro can't comment on any of the waivers until they have the letters, potentially a few issues with some of the waivers based on the plan. Mr. Rick Bunn, developer said he will provide an extension.

2. **LCOR / 50-52 Swedesford**

Currently under construction, the project encountered an issue that prohibits the stormwater management facilities to be installed as planned. The applicant has revised the stormwater management plans and is requesting two waivers The Planning Commission must recommend action to the Board of Supervisors.

Mr. Harman, gave a brief overview of the waiver request for S/LDO sections 175-37F & 175-37G. The first waiver is for the minimum slope of pipes and the second on is for 2" drop in the inlets. Both waivers address the issue by granting these waivers Mr. Harman said we are meeting the intent of the ordinance without actually meeting the ordinance.

Mr. Lauder made the motion to approve the 2 waiver justifications provided from T and M Engineering in a letter dated March 26, 2018. Mr. Broadbelt seconded the motion. Motion approved 7-0.

Sewage Planning Module

1. **259 Lapp Road**

Staff has completed component 4A of the Planning Module. The Planning Commission needs to approve component 4A.

Mr. Chain made a motion to approve component 4A of the Planning Module, Mr. Fixler seconded the motion, motion carried 7-0

Other

1. **Great Valley High School Baseball Scoreboard**

Proposed installation of an electronic scoreboard for the Great Valley High School baseball field. Zoning Hearing Board approval is dependent on the Planning Commission providing recommendations with respect to this application.

Mr. Andrew Freimuth, attorney for applicants gave a brief background on the proposed new scoreboard, the one they have is 100 sf and the new one will be 160sf. They will *also move the location to right field. It will not affect any neighbors, it has no loud speaker and it's not that bright.* A few neighbors stood up and are in full support. Mr. Brown said it's a special exception so this will have to go to the ZHB.

Mr. Asousa, made motion to recommend approval of the scoreboard. Mr. Chain seconded. The motion was approved 7-0.

Meeting Adjourned : 9:45PM

Donna Wikert

Board Secretary