

# East Whiteland Township

Planning Commission

Wednesday – February 27, 2019

## Agenda

The Planning Commission Meeting will be preceded by a [Public Open House](#) for the “East Whiteland Train Station Feasibility Study” from 6:00 p.m. to 7:00 p.m.

### **Call to Order:**

- Regular Meeting – 7:00 p.m.

### **Minutes:**

- Approval of the January 23, 2019 meeting minutes

### **Presentation:**

- Project Overview of “East Whiteland Train Station Feasibility Study” by Project Team (various)

### **Developments:**

1. [2018-10-SD for “HP Flanagan” / “Bacton Way”](#) (HP Flanagan, Inc.) – Preliminary Subdivision & Land Development application for the construction of six (6) new single-family detached homes utilizing cluster development and open space design provisions. Each home will be served by individual driveways from the existing public streets, on-lot stormwater management, and public sewer. The properties, located at the intersection of N. Bacton Hill, Spring Valley, and Conestoga Roads, are within the R-1 (Residential) District.
2. [2019-01-SD for “Frame Avenue Twin”](#) (Planebrook Partners, LLC) – Preliminary Subdivision application to subdivide one existing lot into two for the construction of one twin home (two-family attached dwelling). The property, located 7 Frame Avenue, is within the VMX (Village Mixed Use) District.
3. [2018-29-DP for “Frazer Lanes Redevelopment”](#) (GMH East Whiteland Holdings, LLC) – Preliminary / Final Land Development application for the construction of 227 apartment units; interior courtyard; structured and surface parking; streetscape amenities; and stormwater management. The proposal involves the redevelopment of an existing bowling alley and mobile home park. The properties, located at 548 – 560 Lancaster Avenue, are within the Frontage Commercial (FC) and Multifamily Route 30 Overlay District. This proposal received Conditional Use approval on October 31, 2018.
4. [2018-30-DP for “Exeter at 9-25 Great Valley Parkway”](#) (Exeter 9-25 Great Valley, LLC) – Preliminary / Final Land Development Application to modify the existing parking lot and internal driveway configuration to increase parking and expand truck circulation & loading areas. The property, located at 9-25 Great Valley Parkway, is within the O/BP (Office/Business Park) zoning district.

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### Ordinance Amendments:

1. Consider [amendment](#) to **§200-29** of the Zoning Ordinance to permit “retail firearm sales” by Conditional Use within Mixed Use District, subject to certain criteria for security and surveillance measures. The proposed measures shall be reviewed and approved by the Board of Supervisors and Chief of Police.
2. Consider [amendment](#) to the Zoning Ordinance to remove Section **§200-93.1.A(3)** which requires that applications for solar panel installations obtain a special exception from the Zoning Hearing Board. This amendment would, in turn, permit such installations “by-right” subject to specific siting criteria.
3. [Streets and Bicycle & Pedestrian Infrastructure](#) – Proposed amendment to the Subdivision & Land Development Ordinance related to new Design Guidelines for Streets and Bicycle & Pedestrian Infrastructure. No action is requested at this time, rather the proposed language has been provided for discussion purposes only.
4. [Official Map](#) – Discussion of *Draft* Official Map for the Township featuring (potential) future road connections and widenings; intersection improvements; and trail connections which have been identified in previous planning documents. No action is requested at this time, rather the proposed map has been provided for discussion purposes only.

### Public Comment:

~ Next Meeting ~  
March 27, 2018