

# East Whiteland Township

Planning Commission

Wednesday – March 27, 2019

## Agenda

(agenda items are [linked](#) to online documents)

### **Call to Order:**

- Work Session – 6:30 p.m.
- Regular Meeting – 7:00 p.m.

### **Minutes:**

- Approval of the February 27, 2019 meeting minutes

### **Development Applications:**

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 divide an existing lot into two (2) for the construction of one (1) twin home (two-family attached dwelling). The property, located 7 Frame Avenue, is within the VMX (Village Mixed Use) District.
3. [2019-06-SD for “South Bacton Hill Road Subdivision”](#) (Green Fig Land Company) – Preliminary / Final Subdivision application to divide an existing 71.5 acre tract into three (3) separate lots for the future development of a data center complex and solar field. The property, located 15 South Bacton Hill Road, is within the INS (Institutional) District.

### **Conditional Use Applications:**

4. [2019-05-CU for “Rock Gym”](#) (Haly Associates, Inc.) – Conditional Use application to permit a “for-profit recreation” use where existing office and warehouse uses currently exist. A portion of the existing warehouse space will be demolished for the construction of a new ±7,000 s.f. building addition, which will house rock climbing gym. The property, located at 57 Lancaster Avenue, is within the O/BPS (Office Businesses Park Service) District.
5. [2019-07-CU for “Frame Avenue Apartment”](#) (EW Frame Partners) – Conditional Use application to convert two existing office buildings into approx. twelve (12) multifamily residential dwelling units. The existing office buildings will be joined by two (2) building additions which will connect and expand the footprint of the existing structures.

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**Ordinance Amendments:**

6. [Parking Stall Dimensions](#) – Proposed amendment to the Zoning Ordinance (various sections) which would create a uniform standard for minimum parking stall dimensions, aisle widths, and private driveways. Currently there are varying standards throughout the ordinance, specifically within the design standards of specific Overlay Districts.

**Sewer Planning:**

7. [Act 537 Special Study Supplement for Valley Creek Trunk](#) – The purpose of this Act 537 “Special Study” is to provide documentation requested by the Pennsylvania Department of Environmental Protection (PADEP) in connection with the sale of sanitary sewer facilities within the Valley Creek Trunk Sewer System (VCTS) from Tredyffrin Township Municipal Authority (TTMA) to Aqua Resources, Inc. (Aqua). Since the VCTS serves East Whiteland, the Township is required to adopt the Study as a revision to the Township’s Official Act 537 Sewage Facilities Plan.

**Public Comment:**