

East Whiteland Township

Planning Commission

Wednesday – April 24, 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 **March 27, 2019** meeting minutes

Development Applications:

1. [2019-08-SD for “891 King Road”](#) (Mark & Judith Matthews) – Preliminary / Final Subdivision (or Lot Line Revision) to modify an existing property boundary between two residential properties. The properties, located at 891 & 903 King Road, are within the R-2 (Residential) District.
2. [2019-09-SD for “400 Three Tun Road”](#) (DeMarco Real Estate Holding, LLC) – Preliminary / Final Subdivision (or Lot Consolidation) to combine three existing parcels (Lots 9, 10, and 11) in the Three Tun Business Park into two (2) modified parcels (Lots 9 & 10). This subdivision is associated Conditional Use Application 2019-10-CU (for disturbance of steep slopes) as well as a pending Land Development Application to construct a new flex / warehouse building on Lot 9. The properties, located at 400, 415, and 420 Three Tun Road, are within the I (Industrial District).

Conditional Use Applications:

3. [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 a rock climbing gym. The property, located at 57 Lancaster Avenue, is within the O/BPS (Office Businesses Park Service) District.
4. [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.

Continued on next page...

Sewer Planning:

5. [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.

Ordinances:

6. Consider [repeal](#) of Township Ordinance #307 (regarding §200-29 of the Zoning Ordinance) which provided for building standards and requirements for retail businesses selling firearms.

Other Business:

Chester County recently adopted an updated Comprehensive Plan (“[Landscapes3](#)”) to guide growth and preservation efforts throughout the County. The County has requested that the Township Planning Commission review and make a recommendation to the Board of Supervisors to *endorse* the Plan (via resolution) at a future meeting.

Public Comment:

Adjournment: