

East Whiteland Township

Planning Commission

Wednesday – May 22, 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 **April 24, 2019** meeting minutes

Conditional Use Applications:

1. [2019-10-CU for “400 Three Tun Road”](#) (DeMarco Real Estate Holding, LLC) – Conditional Use application pursuant to §200-57.f.(3) and §200-57.f.(4) to allow stormwater management facilities, roads, and parking lots within areas of steep and very steep slopes. This proposal is associated Subdivision application 2019-09-SD as well as a pending Land Development application to construct a new flex / warehouse building. The property, located at 400 Three Tun Road, is within the I (Industrial District).

Zoning Hearing Board Applications:

2. [2019-08-ZHB for “32 Bacton Hill Road”](#) (Bacton Hill Partners, LLC) – Sketch Plan application pursuant to §200-115.D(5), which states that the Planning Commission shall review all Zoning Hearing Board applications which are “...required in conjunction with applications for land development...” The Applicant seeks various forms of approval from the Zoning Hearing Board:
 - **Special Exception** pursuant to §200-41 to permit the property to be used as a contracting business and private fueling station
 - **Special Exception** pursuant to §200-93.2.E. to permit outdoor storage of vehicles, equipment and materials
 - **Variance** from §200-42 to permit encroachment of 5 feet into the required 20 foot setback

Ordinance Amendments:

3. The following [Zoning Ordinance Amendments](#) are proposed for review and recommendation by the Planning Commission in advance of a hearing with the Board of Supervisors. The hearing has been (*tentatively*) scheduled for the Board’s regularly scheduled meeting on **June 12, 2019**:
 - a. New Definitions of Brewpub & Brewery – add Brewpub (not Brewery) as a permitted use in the FC District
 - b. New Definition of Medical Office and Medical Related Uses – add as a permitted use in the FC District
 - c. Updated Definition of Assisted Living Facility – add as a permitted use in the FC District
 - d. Updated Definition of Family, Group Home, and Housekeeping Unit
 - e. New Maximum Height of Signs in the FC (Frontage Commercial) District (currently unspecified)
 - f. New Definition of In-Law Suite with Special Provisions and Performance Standards
 - g. Accessory Uses in Residential Districts with Corresponding Guidelines and Setback Requirements
 - h. Footnote Clarification related to Drive-In Facilities in Mixed Use Districts
 - i. Expiration of Zoning Hearing Board Decisions

Other Business:

4. Chester County recently adopted an update to its Comprehensive Plan (known as "[Landscapes3](#)"). The purpose of the plan is to guide growth and preservation efforts throughout the County. The County Planning Commission has requested that the Township Planning Commission review and make a recommendation to the Board of Supervisors to *endorse* the Plan (via resolution).

Requested Action: Township Staff requests that the Commission make a recommendation to the Board of Supervisors for consideration.

5. The Township is in the process of applying for a series of grants to assist with the engineering and construction of the [Sidley Road - Chester Valley Trail Connection](#), as envisioned in the Township's Comprehensive Plan. The program guidelines for the DCED Greenways, Trails and Recreation Program (GTRP) require that a consistency letter from the Planning Commission be submitted along with grant application.

Requested Action: Township Staff requests that the Commission issue a consistency letter for inclusion in the grant application.