

East Whiteland Township

Planning Commission

Wednesday – June 26, 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 **May 22, 2019** meeting minutes

Presentation:

1. DP Whiteland, LLC has requested to appear before the Planning Commission to present a [concept plan](#) for residential development at the Knickerbocker tract. No formal Applications for Land Development or Petition for Zoning Amendment have been filed, only this concept plan (for discussion purposes).

Development Plans:

2. [2019-12-LD for “Vanguard Malvern West Expansion”](#) (Horatio Realty Trust) – Amended Final Land Development Plan (Phase I) to construct “swing” parking lots and associated stormwater management facilities. As part of a future Land Development Plan (Phase II) – sections of the current parking lot areas will be replaced by an office building and parking garage. These “swing” parking lots are required to prevent a loss of parking in the interim period between the completion Phase I and the initiation of Phase II.

Zoning Hearing Board Applications:

3. [2019-11-ZHB for “Mill Lane Day-Care Facility”](#) (Mystic Financial II, 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...” As part of a pending application before the Zoning Hearing Board, the Applicant seeks a use variance from §200-19 and 200 Attachment 1 of the Zoning Ordinance to permit a “child day care” facility on a residentially-zoned tract. The properties, located at 1 & 5 Mill Lane, are located in the R-1 Residential District.
4. [2019-12-ZHB for “Church Road Day-Care Facility”](#) (Planebrook 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...” As part of a pending application before the Zoning Hearing Board, the Applicant seeks a use variance from §200-19 and 200 Attachment 1 of the Zoning Ordinance to permit a “child day care” facility on a residentially-zoned tract. The property, located at 105 Church Road, are located in the R-1 Residential District.

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Ordinance Amendments:

5. 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 **(date to be determined)**.
 - a. Streets & Bicycle & Pedestrian Facilities
 - b. New Definition of Medical Office, Clinic, and Urgent Care – add as a permitted use in the FC District
 - c. New Definition of In-Law Suite with Special Provisions and Performance Standards
 - d. Accessory Uses in Residential Districts with Corresponding Guidelines and Setback Requirements

~ Next Meeting ~
July 24, 2019