

# East Whiteland Township

Planning Commission

Wednesday – July 25, 2018

## Agenda

(Revised)

### Call to Order:

- Workshop Meeting – 7:00 p.m.
- Public Meeting – 7:30 p.m.

### Minutes:

- Approval of the June 27, 2018 meeting minutes

### Development Plans:

1. [2018-06-DP “Office Expansion”](#) (Allan Myers Materials) – Preliminary/Final Land Development application to construct a +2,000 s.f. vestibule in order to connect two (2) existing office buildings. The plans also propose modifications to the driveway, parking areas, and stormwater management system. The property, located at 638 & 640 Lancaster Avenue, is within the FC (Frontage Commercial) zoning district. **This application has been *continued* at the request of the Applicant and will not be discussed at the July meeting.**

### Conditional Use Applications:

2. [2018-07-CU “Driveway Improvement Project”](#) (Highway Materials) – Conditional Use application which seeks approval to permit a driveway through areas of steep slope and very steep slope (within rights-of-way) in accordance with Sections §200-57(E) and §200-57(F). The property, located at 680 North Morehall Road, is within the I (Industrial) zoning district.

### Zoning Hearing Board Applications:

3. [SD-02-2018 “15 Frame Avenue Subdivision”](#) (Rehana Syed & Amit Godambe) – Sketch Plan application pursuant to §200-115.D(5), which states that the Planning Commission must review all Zoning Hearing Board applications which are “...required in conjunction with applications for land development...” The Applicant seeks a dimensional variance from §200-22.C and §200 Attachment 2 to allow relief from the maximum of 2.0 units per developable acre. The property, located at 15 Frame Avenue, is within the R-2 (Residential) zoning district.

### Ordinance Amendments:

4. [Historic Resource Density Bonus for Cluster Development](#) – Proposed amendment deletes a provision contained within §200-26.F which permits a 25% increase in *maximum tract density per developable acre* for cluster developments. The density modification is authorized by Conditional Use approval if the development provides a means of permanent protection of a historic resource, among other criteria.

~ Next Meeting ~

August 22, 2018