

# East Whiteland Township

Planning Commission

Wednesday – August 22, 2018

## Agenda

### Call to Order:

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

### Minutes:

- Approval of the July 25, 2018 meeting minutes

### Development Plans:

1. [2018-08-CU for “Flat Road”](#) (Artisan Construction Group, LLC) – Conditional Use application pursuant to §200-26.F, which states that “in a development undertaken pursuant to the provisions for cluster development, the maximum permitted tract density may be increased by 25% above the respective district maximum density per developable acre for cluster development, as outlined in §200-20.” This provision is pursued relative to the preservation of the historic resource (cemetery) located at the northeast corner of the site. This Application is associated with Subdivision & Land Development Application [2018-04-DP](#), which seeks to construct forty-seven (47) new single-family detached homes utilizing cluster/open space design provisions. The property, located at 60 Flat Road, is within the R-1 (Residential) zoning district.

### Zoning Hearing Board:

2. [ZHB-2018- 11 for “JDT Construction Office”](#) (215 South Phoenixville Pike, LLC) – 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 §200-31 to allow 10’ parking setback where 20’ is required. The property, located at 215 S. Phoenixville Pike, is within the OB/P (Office Business Park) zoning district.

### Ordinance Amendments:

3. In an effort to increase walkability and pedestrian safety in the Township, Planning & Zoning Staff are recommending that a basic sidewalk provision be inserted into the Subdivision & Land Development Ordinance which would require new applications for subdivision and land development to install sidewalks. This item is for discussion purposes only, no ordinance language has yet been drafted.

~ Next Meeting ~  
September 26, 2018