

**East Whiteland Township**  
Planning Commission  
Wednesday – September 26, 2018  
**Agenda**

**Call to Order:**

- Workshop Meeting – 6:30 p.m.
- Public Meeting – 7:00 p.m.

**Minutes:**

- Approval of the August 22, 2018 meeting minutes

**Development Plans:**

1. [\*\*2018-02-SD for 15 Frame\*\*](#) (Rehana Syed and Amit Godambe) – Preliminary/Final Subdivision application for the creation of one (1) new residential lot and the construction of one (1) new single-family detached home. The existing historic structure will be retained and restored as part of this proposal. The application recently received approval from the Zoning Hearing Board for a dimensional variance from §200-22.C and §200 Attachment 2 to allow relief from the maximum number of units (2.0) per developable acre. The property, located at 15 Frame Avenue, is within the R-2 (Residential) District.
2. [\*\*2018-03-DP “Loch Aerie Expansion”\*\*](#) (Loch Aerie Mansion, LLC) – Preliminary/Final Land Development application to construct a ±4,750 s.f. addition to an existing historic structure for use as a banquet hall and wedding venue. The site is accessed through the adjacent Home Depot property and will be served by on-site parking, stormwater management, and internal walkways. The property, located at 700 Lancaster Avenue, is within the ROC (Regionally-Oriented Commercial) District.
3. [\*\*2018-09-DP for Atwater Commercial\*\*](#) (Provco Pinegood Atwater, L.P.) – Amended Final Land Development Application which proposes a ±2,778 s.f. bank with drive-through on Lot 3 of the Atwater Commercial Complex. The property, located at the southeast corner of the intersection of Morehall Road (S.R. 0029) and South Atwater, is within the O/BPS (Office Business Park Services) District and the Turnpike Interchange Overlay District.
4. [\*\*2018-10-SD for “HP Flanagan” / “Bacton Way”\*\*](#) (HP Flanagan, Inc.) – Preliminary Subdivision & Land Development application for the construction of six (6) new single-family detached homes utilizing cluster development/open space design provisions. Each home will be served by individual driveways from the existing public streets, on-lot stormwater management, and public sewer. The properties, located at the intersection of N. Bacton Hill, Spring Valley, and Conestoga Roads, are within the R-1 (Residential) District.

*Continued on following page...*

5. [2018-11-CU for “Frazer Lane Development”](#) (GMH East Whiteland Holdings) – Conditional Use application for the construction of 227 apartment units, structured and surface parking, and streetscape amenities. The proposal involves the redevelopment of an existing bowling alley and mobile home park. The properties, located at 548 – 560 Lancaster Avenue, are within the FC (Frontage Commercial) and Multifamily Route 30 Overlay District. This proposal will be subject to a Conditional Use hearing process by the Board of Supervisors (*hearing date to be determined*).
  
6. [2018-04-DP “Flat Road”](#) (Artisan Construction Group, LLC) **Revised** Preliminary/Final Subdivision & Land Development application to construct thirty-seven (37) new single-family detached homes utilizing cluster development/open space design provisions. The proposed design **does not** assume Conditional Use approval for an additional 25% density (§200-26.F) for preserving the historic resource (cemetery) located at the northeast corner of the site. Instead, the revised plan pursues the “by-right density,” along with revisions to the proposed road network, landscaping, etc. The property, located at 60 Flat Road, is within the R-1 (Residential) zoning district.