

# East Whiteland Township

Planning Commission

Wednesday – October 24, 2018

## Agenda

### Call to Order:

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

### Minutes:

- Approval of the September 26, 2018 meeting minutes

### Development Plans:

1. [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 Residential (R-1) District.
2. [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 Frontage Commercial (FC) and Multifamily Route 30 Overlay District. This proposal will be subject to a Conditional Use hearing process by the Board of Supervisors, currently scheduled for October 31, 2018.
3. [2018-13-DP for “Old Orchard Mobile Home Park Expansion”](#) (Eadeh Family Limited Partnership) – Preliminary / Final Land Development plan to expand an existing mobile home park for the placement of ten (10) additional mobile homes, along with modifications to the existing entranceways and drive aisle configurations. The properties, located at 476 Lancaster Avenue, are within the Frontage Commercial (FC) District.
4. [2016-07-DP for “GVCO Recreation Facility”](#) (Great Valley Community Organization) – *Amended* Final Subdivision & Land Development application to modify the method of sewage disposal from a public connection to an on-site system. The property, located at 55 N. Bacton Hill Road, is within the Industrial (I) District.

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5. [2018-15-CU through 2018-26-CU for "Distributed Antenna System"](#) (Crown Castle) – Conditional Use applications which request conditional use approvals in accordance with Section 202-92.C of the East Whiteland Township Zoning Ordinance to install twelve (12) utility poles with attached wireless communication facilities, including an antenna and shroud box, within the public rights-of-way. The poles, along with cylindrical shaped antennas on the top of the poles, vary between 32'8" and 50' in height. Three such installations are proposed within the right-of-way of 225 Phoenixville Pike, and single installations are proposed within the rights-of-way of 21 Moores Road, 5 Lee Boulevard, 8 Lee Boulevard, 77 Great Valley Parkway, 195 Great Valley Parkway, 49 Great Valley Parkway, 275 Great Valley Parkway, 16 Great Valley Parkway, and 3 Great Valley Parkway. A Conditional Use hearing before the Board of Supervisors is currently scheduled for November 14, 2018.