

East Whiteland Township
Planning Commission
Wednesday – November 28, 2018
Agenda

Call to Order:

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

Minutes:

- Approval of the October 24, 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 and open space design provisions. The proposed design **does not** assume Conditional Use approval for an additional 25% density (per §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.

This Application received a recommendation for Preliminary approval by the Planning Commission at the October 24th meeting. The Applicant has since revised the plans and is seeking a recommendation for Preliminary / Final approval from the Commission.

2. [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 eleven (11) additional mobile homes, along with modifications to the existing entranceways and drive aisle configurations, landscaping, and streetscape improvements. The properties, located at 476 Lancaster Avenue, are within the FC (Frontage Commercial) Zoning District.
3. [2018-27-SD for “Shirtz Farm”](#) (Woodstone Development Company, LP) – *Amended* Final Subdivision Plans to create thirteen (13) new lots for the construction of 13 new single-family detached dwellings, and the retention of one (1) existing home and barn, for a total of 14 total homes. The plan, which received Final approval in September of 2014, has been revised to indicate a low pressure sewer system in place of a gravity system (as previously approved) along with adjustments to stormwater management. Otherwise the plan is “substantially the same layout and design” as the previously approved plan. The property, located at 110 Sproul Road, is within the R-2 (Residential) Zoning District.

Continues on next page...

Conditional Use Applications:

4. [2018-15-CU through 2018-26-CU for “Distributed Antenna System”](#) (Crown Castle) – Conditional Use applications which requests 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 December 12, 2018.
5. [2018-28-CU for “Linden Hall”](#) (DeMarco Real Estate Holding, LLC) – Conditional Use application which seeks approval to convert an existing “vanilla shell” building into multifamily residential (apartment) building containing ten (10) units. The proposed units would be a mix of one- and two-bedroom apartments served by existing surface parking spaces. There are no significant modifications to the existing building or site design as compared to the previously approved Conditional Use and Land Development plans, which had proposed that the historic resource would be restored as a commercial office. The property, located at 433 East Lancaster Avenue, is within the VMX (Village Mixed Use) Zoning District. A Conditional Use hearing before the Board of Supervisors is currently scheduled for December 12, 2018.

Ordinance Amendments:

6. [Discussion of Ordinance Amendments](#) – McMahon Associates will be in attendance to introduce a series of proposed revisions to the Subdivision & Land Development Ordinance related to new Design Guidelines for Streets and Bicycle & Pedestrian Infrastructure. No action is requested at this time, rather the proposed language has been provided for discussion purposes only.
7. [Discussion of Official Map](#) – McMahon Associates will be in attendance to introduce a working draft of the Township’s Official Map. No action is requested at this time, rather the proposed map has been provided for discussion purposes only.