

# East Whiteland Township

Planning Commission

Wednesday – January 22, 2020

## Minutes

**Members Present:** Deb Abel, Chair; Peter Fixler; Dante Bradley; and Todd Asousa (via conference call)

**Members Absent:** John Laumer; Jeff Broadbelt; Tim Kelly

### **Also Present:**

Zachary Barner, Director Planning & Development; Brittany Carosello, Planning Coordinator; Ted Locker, Zoning Officer; Darrell Becker, Township Engineer; and Joe McGrory, Township Solicitor.

### **Call to Order:**

Ms. Abel called the meeting to order at 7:03 p.m. and led the Pledge of Allegiance.

### **Reorganization:**

- **Chairperson** – Mr. Fixler made a motion, seconded by Mr. Bradley, to recommend Ms. Abel to serve as Chairperson. The motion carried unanimously (4-0).
- **Vice-Chairperson** – Ms. Abel made a motion, seconded by Mr. Fixler, to recommend Mr. Broadbelt to serve as Vice-Chairperson. The motion carried unanimously (4-0).

### **Minutes:**

Approval of the December 18, 2019 meeting minutes.

**Action:** Mr. Fixler made a motion, seconded by Mr. Asousa, to approve the December minutes. The motion carried unanimously **(4-0)**

### **Conditional Use Applications:**

The following application(s) are scheduled for hearing(s) before the Board of Supervisors on **February 12, 2020:**

1. [CU-03-2020 for “Distributed Antenna System”](#) (Crown Castle) – *Amended* Conditional Use application pursuant to §200-92.C of the East Whiteland Township Zoning Ordinance to modify the location of a previously approved antenna. The new location will be shifted approximately 36 feet from the approved location and will replace (rather than duplicate) an existing light pole. The property, located at 16 Moores Road, is within the PO (Professional Office) District.

John Shive, Representative for Crown Castle, explained that the property owner of 16 Moores Road has requested that his company replace an existing light pole and collocate the antenna on the new pole, rather than erecting a second (“net new”) pole on the property. Existing light pole to be replaced is located approximately 36 feet from the previously approved location.

**Action:** Mr. Bradley made a motion, seconded by Mr. Fixler, to recommend Conditional Use approval to the Board of Supervisors. The motion carried unanimously **(4-0)**.

2. [CU-01-2020 for WaterWalk at Worthington](#) (Oakwood WaterWalk Hotel) – Conditional Use application pursuant to §200-57 of the East Whiteland Township Zoning Ordinance to allow roads and parking lots within areas of steep slopes. This application is associated with a Land Development Application (LD-15-2019) to construct a 153-room extended stay hotel, interior courtyard, surface parking, and stormwater

management facilities. This project is associated with the Uptown Worthington Master Plan. The property, located at 85 Matthews Road, is within the O/BP (Office/Business Park) and ROC/R (Regionally Oriented Commercial/Residential) Overlay Districts.

Lou Colagreco, Attorney for the Applicant introduced himself, as well as Mark Thompson, Engineer for the project, and Aaron McPeak of Oakwood WaterWalk. Mr. Colagreco explained that the project involves a disturbance of both “steep” and “very steep” slopes, as indicated on the plan. This work requires Conditional Use approval by the Board of Supervisor (for “steep”) and a variance from the Zoning Hearing Board (“very steep”). The majority of the slopes are categorized as “steep” however there are approx. 400 square feet of “very steep” slopes.

Frank Donohoe, representing Trout Unlimited, asked if the previous hotel had been approved, whether it was larger or smaller than the current proposal, and how the Applicant plans to manage stormwater. Mr. Colagreco and Mr. Thompson clarified that a previous land development application for a hotel at this location had not approved, but that it had been show on a previous master plan proposal. The new proposal is much smaller than the previous concept submitted by O’Neill. A rain garden and underground retention will control stormwater. Mr. Thompson also added that the plan meets NPDES requirements and that the permit is currently under review. In addition, the Applicant will be providing riparian buffer plantings along the stream to provide stabilization and enhanced habitat.

**Action:** Mr. Bradley made a motion, seconded by Mr. Fixler, to recommend Conditional Use approval to the Board of Supervisors. The motion carried unanimously **(4-0)**.

**Action:** Mr. Bradley made a motion, seconded by Mr. Fixler, to recommend approval of the requested variance to the Zoning Hearing Board. The motion carried unanimously **(4-0)**.

### **Zoning Hearing Board Applications:**

1. [ZHB-01-2020 for “Sheinbach Property”](#) (North Bacton Hill Road Partners, LLC) – Zoning Hearing Board application seeking a dimensional variance from §200-42 (and §200 Attachment 9) to allow a reduction in the required minimum setback from the perimeter of the tract. This relief is associated with an amended Land Development Application (LD-02-2020) for the construction of two (2) office / flex buildings and associated parking, stormwater management, and related site improvements. The property, located at 19 Bacton Hill Road, is within the I (Industrial) District.

Lou Colagreco, Attorney for the Applicant, explained that the owner of the property had previously received land development approval for another project at this location, as well as other project along Bacton Hill Road. This application is associated with an amended land development plan (LD-02-2020) for additional office and flex space where a large parking and storage area had been previously proposed. The variance request is for perimeter tract setback relief.

**Action:** Mr. Fixler made a motion, seconded by Mr. Bradley, to recommend approval of the requested variance to the Zoning Hearing Board. The motion carried unanimously **(4-0)**.

### **Adjournment:**

Ms. Abel adjourned the meeting at 7:40 p.m.