

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

March 22, 2017

Members Present: Deb Abel, Chairman, Peter Fixler, Jeff Broadbelt, John Laumer, Michael Chain, Todd Asousa and Greg Davis

Absent: None

Also Present: Maureen Turley, Secretary, Christina Sarrafian, Assistant to the Township Manager, Scott Greenly, Director Planning and Darrell Becker, Township Engineer

CALL TO ORDER: The regular meeting was called to order at 7:31 pm.

APPROVAL OF MINUTES:

A motion was made by Mr. Broadbelt to approve the minutes of February 22, 2017. Mr. Fixler seconded and the vote was unanimous.

9 MALIN ROAD (BISHOP TUBE) – RRD RESIDENTIAL REVITALIZATION DISTRICT:

Item was removed from the agenda prior to the meeting's start and there was no presentation.

ACTION: None

ATWATER COMMERCIAL PLAN AMENDMENT: Proposing a charter school at former location of proposed hotel – ZONED O/BPS IN TURNPIKE OVERLAY DISTRICT

Represented by Kaitlin Miceli, Adam Goodman, Bill Reardon, Guy DeMartino, Rachel and

Ms. Miceli reminded the commission that the site was previously approved for a four story hotel. Ms. Miceli stated that the new proposal is for a preschool, not a charter school, which may eliminate the need for the conditional use application since a preschool is permitted by right. The applicant will discuss with staff, however the applicant would still like to seek a recommendation regarding the conditional use and is also here for recommendation on the amended final land development plan.

Adam Goodman reminded the commission that the site had been approved for a 65,000 square foot hotel with 132 parking spots but based on feedback, they started considering other uses and were approached by Nobel Learning Center who needs to relocate their facility. The new proposal is for a 13,200 square foot preschool with two outdoor play areas. Mr. Goodman advised the preschool will be about 2,000 square feet less.

A representative from Nobel Learning advised the current Nobel Learning Center facility is located in Great Valley Corporate Park. Mr. Reardon advised there will be two access points and parking spaces has been reduced to 95 from 132. Minimal comments on the plan from Township Engineer. Mr. Reardon advised they just received the traffic review and will address with the residential developers regarding the line of sight issue with the pillars.

Mr. Reardon advised the access points and ample parking spaces should take care of that. It was also added that parents are very receptive to policies that the school establishes. Discussion ensued about number of parking spaces.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors that the commercial plan amendment proposing a preschool at the former proposed hotel site zoned O/BPS in the Turnpike Overlay district and a recommendation for the educational conditional use application. Mr. Chain seconded and the vote was unanimous.

99 CHURCH ROAD/APG THE VALLEY, LP – PLAN AMENDMENT: to construct 43 single family homes and preserve existing historic structure – ZONED R-1 RESIDENTIAL
Represented by Alyson Zarro and Mike Ryan

Alyson Zarro stated that the project originally received final land development plan approval last year. The amendment is due to new survey data incorporated from PADOT which required the loss of one proposed to single family lot on the western side. Matt Ryan advised the lots were reconfigured to allow for the stormwater management system. Discussion ensued pertaining to the conditional use requirement to renovate the historic structure and the management regime for the buffer.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors for the plan amendment for 99 Church Road/APG The Valley, LP proposing the construction of 43 single family homes and preservation of the existing historic structure zoned R-1 Residential. Mr. Davis seconded and the vote was unanimous.

DISCUSSION OF DAS WIRELESS COMMUNICATION FACILITIES ORDINANCE AMENDMENT: proposed clean-up of previously adopted DAS Ordinance

Represented by Scott Greenly

Mr. Greenly reminded the board that the DAS Ordinance was passed in November. Mr. Greenly advised the commission that the revisions were to address some housekeeping issues in zoning and to incorporate new language to fortify the ordinance. Discussion ensued about the need for the ordinance and the revisions suggested.

ACTION:

Mr. Fixler made a motion to recommend to the Board of Supervisors for the ordinance revision for the DAS Wireless Communications Facilities Ordinance Amendment proposing the clean-up revisions to the previously adopted DAS Ordinance. Mr. Asousa seconded and the vote was unanimous.

ADJOURNMENT

The meeting adjourned at 8:15 pm

Respectfully submitted:

Deb Abel, Chairman

Christina Sarrafian, Secretary