

East Whiteland Township

Planning Commission

Wednesday – April 25, 2018

Minutes

Members Present: Deb Abel, Chair, John Laumer, Michael Chain, Peter Fixler and Dante Bradley

Also Present: Zachary Barner, Director of Planning & Development, Donna Wikert, Assistant to the Township Manager; Joe McGrory, Township Solicitor, Darrell Becker, Township Engineer

Call to Order:

Ms. Abel called the meeting to order at 7:30 and led the Pledge of Allegiance.

Minutes:

Mr. Chain made a motion, seconded by Mr. Fixler, to approve the minutes from the March 28th, 2018 meeting. The motion was approved unanimously (5-0).

Land Development Plans:

1. **2018-01-DP for “Ivy Prep Academy”** (GKO Group, Inc.) – Preliminary / Final Land Development Application to construct a +16,000 sqft. (total) day care facility for a maximum of 180 students. The project includes a +1,821 sqft. addition to the existing building, revised driveway and parking configuration, roadway and frontage improvements, and stormwater management. The property, located at 627 Lancaster Avenue, is within the ROC (Regionally Oriented Commercial) district.

Ted Mondzelewski from Architectural Concepts advised that the subject property has been occupied most recently by Stevens Antique. The Applicant has had several meetings with the Township Staff and Consultants which resulted in revisions to the plan. The proposed plan will align the redesigned entrance with the existing intersection with Phoenixville Pike. The plans also presume widening of Lancaster Avenue and installing a sidewalk in order implement the proposed roadway concept from the ongoing Rt. 30 Corridor Plan. The Applicant does not feel that a walkway from the public sidewalk to the entrance is warranted (or required) due to functional and security reasons. As such, a waiver is being requested as a precaution in case it should be determined that one is required by the Township code. Existing vegetation onsite is somewhat overgrown but will be improved by the proposed landscaping scheme.

Gabe Colmenares of Ivy Prep Academy provided an overview of the company’s background. Questions were raised regarding pick-up and drop-off considerations, which Mr. Colmenares advised would require the parent to park and physically walk the student into the building. There was also a discussion regarding the adequacy of future parking. To accommodate overflow parking, it was suggested that the Applicant contact the Hampton Inn to discuss accommodations during

busy periods and special events. The hotel property was also discussed as a means of increasing emergency access to the site.

The Applicant agreed that it would be wise to contact the adjacent property owner. Mr. McGrory encouraged them to reach out prior to the next Board of Supervisors meeting to make the arrangements.

Mr. Bradley made a motion, seconded by Mr. Laumer, to recommend Preliminary / Final Land Development approval (including waivers) to the Board of Supervisors, subject to the condition that the Applicant satisfy all outstanding comments in the Township review letters – including the Code & Life Safety review regarding site access. The motion was approved unanimously (5-0).

Mr. McGrory noted that there is an outstanding sewer issue that is being resolved in conjunction with Township Staff and Sanitary Sewer Consultants.

- 2. 2018-05-DP “Haym Salomon Expansion”** (Haym Salomon Memorial Park) – Application to construct pedestrian and vehicular improvements, as well as various accessory structures/buildings, throughout the existing cemetery. The Applicant is seeking a recommendation from the Planning Commission to the Board of Supervisors to authorize a waiver from the Land Development review process in order to allow the proposal to be reviewed as a Grading, Erosion Control, and Stormwater Permit Plan. The property, located at 200 Moores Road, is within the C (Cemeteries) district.

Debbie Shulski, representing Haym Salomon, introduced the application – which requests a waiver from the land development process. The Applicant previously sought, and was granted, relief from the Zoning Hearing Board in conjunction with the project. The proposal seeks to construct a number of accessory buildings and sewer improvements to support the expansion of the existing cemetery use. Mr. McGrory explained that the intent of the waiver is to simplify the development review process for small projects such as this. The project would still need to comply with applicable section of the Township ordinances, but allows the various reviews and approvals to operate administratively.

Mr. Fixler made a motion, seconded by Mr. Bradley, to approve granting of the requested waiver, subject to conditions that the Applicant add a note to the plan set indicating that the future roadway is subject to stormwater review by Township Engineer. The motion was approved unanimously (5-0).

Ordinance Amendments:

- 3. Multifamily Route 30 Overlay District:** Proposed zoning ordinance text and map amendment that would allow multifamily development as a conditional use in the area surrounding the intersection of Route 30 and Planebrook Road. Criteria associated with the conditional use includes providing a

sidewalk, striped on-road bike lane, streetscape enhancements along Route 30, as well as architectural review and approval by the Board of Supervisors. The permitted land uses and requirements of the underlying zoning districts of Frontage Commercial (FC) and Village Mixed-Use (VMX) will not be altered by this overlay. The ordinance amendment is scheduled for public hearing at the May 9, 2018 Board of Supervisors meeting.

Mr. McGrory reminded the members that he had previously appeared before the Commission to discuss the proposed amendment. Since that time, the only revision to the text was to the proposed setback requirements. The current version of the ordinance would require a minimum of 30 feet and a maximum 60 feet, whereas the previous version presumed only a minimum. All other provisions remain unchanged, however, the revision did necessitate a re-review by both the Township and County Planning Commissions.

Mr. Bradley advised that he is inclined to abstain from the vote since he is relatively new to the Commission and has not been involved in the amendment process.

Mr. Chain made a motion, seconded by Mr. Fixler, to approve proposed zoning ordinance text and map amendments. The motion was approved (4-0), with Mr. Bradley abstained from the vote.

Meeting Adjourned: 8:50 p.m.

Respectfully Submitted,

Donna Wikert
Board Secretary