

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

April 26, 2017

Members Present: Deb Abel, Chairman, Peter Fixler, Jeff Broadbelt and Michael Chain,

Absent: John Laumer, Todd Asousa and Greg Davis

Also Present: Christina Sarrafian, Secretary, Scott Greenly, Director of Planning and Development and Darrell Becker, Township Engineer

CALL TO ORDER: The regular meeting was called to order at 7:32 pm.

APPROVAL OF MINUTES: A motion was made by Mr. Chain to approve the minutes of March 22, 2017. Mr. Fixler seconded and the vote was unanimous.

CONDITIONAL USE APPLICATION: Period Architecture, LTD – 53 Church Road in R-1 Single Family Residential District

Represented by Jeff Dolan

Mr. Dolan advised the company has been seeking a permanent location to operate and felt this historic structure was a good fit. Only work intended is to improve parking by adding about 1300 square foot impervious for an additional 5 spaces. Discussion ensued.

Frank Donohoe, representing Trout Unlimited inquired about having pervious parking as opposed to impervious. Mr. Dolan stated they are amenable to that.

ACTION:

Mr. Fixler made a motion to recommend to the Board of Supervisors that Conditional Use Application to permit an office use in a Historical Resource structure located at 53 Church Road in the R-1 Single Family Residential District. Mr. Chain seconded and the vote was unanimous.

SKETCH PLAN: Benedix Contracting – 77 N. Bacton Hill Road – ZONED O/BPS IN TURNPIKE OVERLAY DISTRICT

Represented by Jack Robinson

Mr. Robinson provided an overview of the property and described the proposed changes, which are to add to each of the two buildings located on the property.

Mr. Robinson advised that relief will be needed from the Zoning Hearing Board for parking and dimensional variance. The setback is 35 feet, the existing building is over that at 24.7 feet and the proposed addition would take it to 19.8 feet. Mr. Robinson advised the applicant does not want to combine the two lots if possible in case they are subdivided. Parking ordinance requires

99 spaces but their parking study shows they only need 18 spots, but they are proposing 27 spots. Discussion ensued.

Mr. Broadbelt inquired about stormwater. Mr. Robinson advised there is septic on the property and that a recharge bed will be added next to the addition. He also advised there is minimal impervious being added with this proposal. Discussion ensued.

ACTION:

Mr. Chain made a motion to recommend presenting to the Zoning Hearing Board regarding the variances for the Sketch Plan proposing the construction of a 5,431 square foot building addition and a 2,060 square foot building addition to two existing buildings located at 77 N. Bacton Hill Road. The property is zoned O/BP Office Business Park. Mr. Fixler seconded and the vote was unanimous.

PRESENTATION: ACT 209 Land Use Assumptions Report (LUAR)

Mr. Greenly reminded of the purpose of Act 209 is to establish a Transportation Impact Fee to collect from developers to help with road improvements in the township. Mr. Greenly advised the Land Use Assumptions Report (LUAR) is a projection of potential future development and identifies Transportation Service Areas, which encompass areas for road improvements that will benefit from the Transportation Impact Fees collected. Discussion ensued.

Mr. Fixler made a motion to recommend to the Board of Supervisors to adopt the Land Use Assumptions Report at the May 10th meeting. Mr. Broadbelt seconded and the vote was unanimous.

ADJOURNMENT

The meeting adjourned at 8:35 pm

Respectfully submitted:

Deb Abel, Chairman

Christina Sarrafian, Secretary