

# East Whiteland Township

Planning Commission

Wednesday – May 23, 2018

## Minutes

**Members Present:** Deb Abel, Chair; Jeff Broadbelt, Vice Chair; Todd Asousa; and Dante Bradley

**Also Present:** Zachary Barner, Director of Planning & Development, Donna Wikert, Assistant to the Township Manager

### Call to Order:

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

### Minutes:

Mr. Bradley made a motion, seconded by Mr. Asousa, to approve the minutes from the April 25, 2018 meeting. The motion passed 3-1. Mr. Broadbelt abstained as he was not present at the meeting.

### Zoning Hearing Board:

1. **ZHB-2018-4 “Old Orchard Mobile Home Park”** (Eadeh) – Sketch Plan application pursuant to §200-115.D(5), which states that the Planning Commission must review all Zoning Hearing Board applications which are “...required in conjunction with applications for land development...” The Applicant seeks a Special Exception and/or a Variance in order to expand an existing mobile home park onto an adjacent lot. The property, located at 476 Lancaster Avenue, is within the FC (Frontage Commercial) district.

Sean O’Neill, attorney for the Applicant gave a brief overview of the property at 476 Lancaster Ave, which is approximately one (1) acre in size and is situated between the existing mobile home park and shopping center. The applicant is seeking a Special Exception and/or a Variance in order to expand the park. This will entail removing the existing house and construction sites for addition units, along with parking and driveway improvements.

The proposal will eliminate 3 out of 4 entrances, which is consistent with the recommendations of the Rt. 30 Corridor Study. The Applicant will provide additional right-of-way, enhance streetscape along its frontage, and install sidewalks. Codes and Life Safety will review basic fire code compliance and circulation. Mr. Broadbelt suggested that the Zoning Hearing Board consider requiring fencing around the perimeter of the site for purposes of safety and screening.

Mr. Bradley made a motion to recommend granting approval to the Zoning Hearing Board with the possible condition installing perimeter fencing. The motion passed 4-0.

### Ordinance Amendments:

2. **Off-Premises Sign Removal Ordinance** – Proposed amendment to remove various sections of the sign code related to “special signs” [§200-82.C and §200-89], “temporary off-site directional signs” [§200-83.D(1)], and “off-site directional signs” [§200-82.B(2)(d)].

Mr. Barner advised that the ordinance language was intended to reduce “sign pollution” in the Township, particularly along Rt. 30 in Frazer. The proposed revisions are for discussion purposes only, as Staff explore some of the option and obstacles to adjusting the Township’s sign regulations. The Commission felt they needed more information, including specific examples, in order to fully understand the implications of the proposed ordinance revisions.

Submitted:

Donna Wikert, Board Secretary

Adjourned 8:15 p.m.