

East Whiteland Township
Planning Commission
Wednesday – June 27, 2018
Minutes

Members Present: Deb Abel, Chair; Todd Asousa; Peter Fixler; John Laumer and Dante Bradley

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

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 May 30, 2018 meeting. The motion passed 5-0.

Development Plans:

2017-05-SD “Red Barn Farm” (By Design Homes, LLC) – Preliminary/Final Subdivision & Land Development application for the creation of four (4) new residential lots served by a private cul-de-sac. The existing home would be retained as a private residence served by separate driveway. The property, located at 1530 Morstein Road, is within the R-1 (Residential) zoning district.

Mr. John Mullin, Mullin Engineering, gave update on changes that were made in compliance with Township Engineer on the storm water management, they redesigned to be in compliance, by installing underground beds for all 4 lots. The Applicant is proposing that the homes be served by a 24-foot wide cul-de-sac, which would require a waiver from the minimum width of a cul-de-sac. This waiver request was discussed at length by the Planning Commission. The Codes & Life Safety Department will require, and the Applicant has agreed, that the street will be signed for “no parking.” The Township Engineer and Staff do not object to the granting of this waiver given the layout of the development and the length of the proposed driveways. Despite this, Commissioners were concerned that site access (for emergency personnel, etc.) may be constrained if residents and visitors were to ignore the signs and park on the street. Mr. Bradley made a motion to grant all waiver requests based on the letter from Arro dated May 30, 2018. Mr. Asousa opposed, citing concerns over road width and underground basins, motion passed 4-1.

2018-03-DP “Loch Aerie Expansion” (Loch Aerie Mansion, LLC) – Preliminary/Final Land Development application to construct a ±5,000 s.f. addition to an existing historic structure for use as a banquet hall and wedding venue. The site is accessed through the adjacent Home Depot property and will be served by on-site parking, stormwater management, and internal walkways. The property, located at 700 Lancaster Avenue, is within the ROC (Regionally-Oriented Commercial) zoning district.

Mr. Neil Davis, Project Manager of Loch Aerie responded to a letter from Arro dated June 22 and McMahn dated June 25th. Mr. Davis has agreed to comply with several items on the letter, he is asking for waivers also from the township. There is concern from the commissioners that parking is going to be an issue as well as sidewalk areas and landscaping. He will return to the Board once he is compliant.

Zoning Hearing Board:

Appeal 2018-09 (Exeter 9-25 Great Valley Parkway, LLC) – 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 dimensional variance from §200-31 and 200 Attachment 7 (Table of Development Standards for Mixed Use Districts) to permit additional paving (i.e. truck loading area) within 15 feet of the local street ultimate right-of-way. The property, located at 9-25 Great Valley Parkway, is within the O/BP (Office/Business Park) zoning district.

Ms. Denise Yarnell, attorney for applicant gave brief update on the property. The Applicant is proposing the addition of 17,410 square feet of pavement to the rear of the 103,829 square foot building to accommodate safe truck access and circulation to and from the loading docks to the rear of this building. Applicant will also be adding landscaping along the rear of the Property line to help screen the Property from Flat Road.

The property has been vacant for 4 to 5 years, they want to improve the property by paving the back so trucks can turn around. Exeter will be back with plan in a few weeks. They already went to the Zoning hearing Board and this was approved. No action for tonight.

Meeting Adjourned:

9:40 p.m.

Donna Wikert

Board Secretary

~ **Next Meeting** ~

July 25, 2018