

**East Whiteland Township**  
Planning Commission  
Wednesday – July 25, 2018  
**Minutes**

**Members Present:** Deb Abel, Chair; Todd Asousa; Peter Fixler; John Laumer; and Jeff Broadbelt

**Also Present:** Zachary Barner, Director of Planning & Development

**Call to Order:**

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

**Minutes:**

Mr. Asousa asked that the draft minutes be revised to clarify his concerns over the proposed street width and the use of underground stormwater basins on application 2017-05-SD “Red Barn Farm.”

Mr. Asousa made a motion to approve the minutes from the June, as amended. Mr. Fixler seconded the motion, and the motion passed 5-0.

**Conditional Use Applications:**

1. [2018-07-CU “Driveway Improvement Project”](#) (Highway Materials) – Conditional Use application which seeks approval to permit a driveway through areas of steep slope and very steep slope (within rights-of-way) in accordance with Sections §200-57(E) and §200-57(F). The property, located at 680 North Morehall Road, is within the I (Industrial) zoning district.

Lou Colagreco, Attorney for the Applicant, provided an overview of the proposed project – which seeks to create an additional driveway (and corresponding left turn lane) into the property from Rt. 29. The existing driveway will be maintained, however, turning movement will be restricted “right in, right out.”

Mr. Colagreco stated that the project was initiated primarily out of safety concerns for trucks entering and exiting the site. The traffic circulation around the existing turnpike entrance creates issues for both trucks and others motorists. The proposed improvements have been reviewed by the Township’s Traffic Engineer (McMahon Associated) – who are supportive of the concept. The project will require approval from PennDOT in the form of a Highway Occupancy Permit (HOP).

Mr. Fixler made a motion to recommend approval of the Conditional Use application. Mr. Asousa seconded the motion, and the motion passed 5-0.

**Zoning Hearing Board Applications:**

2. [SD-02-2018 “15 Frame Avenue Subdivision”](#) (Rehana Syed & Amit Godambe) – 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 §200-22.C and §200 Attachment 2 to allow relief from the maximum of 2.0 units per developable acre. The property, located at 15 Frame Avenue, is within the R-2 (Residential) zoning district.

The applicant was not present, however the Commission discussed the application and the requested relief. The site is constrained by an existing stream and floodplain area – which affects the “developable acreage” – thereby reducing the amount of land used to calculate the permitted density. Mr. Broadbelt

stated that he was not opposed to recommending approval of the requested relief, under the circumstances, but felt that restricting the ability to build accessory structures within the floodplain area would be prudent. He clarified that no new structures should be permitted to the east of the floodplain line on either lot (existing and proposed).

Mr. Broadbelt made a motion to recommend approval, subject to the condition outlined above. Mr. Asousa seconded the motion, and the motion passed 5-0.

### **Ordinance Amendments:**

- 3. Historic Resource Density Bonus for Cluster Development** – Proposed amendment deletes a provision contained within §200-26.F which permits a 25% increase in *maximum tract density per developable acre* for cluster developments. The density modification is authorized by Conditional Use approval if the development provides a means of permanent protection of a historic resource, among other criteria.

Mr. Barner explained that the proposed ordinance amendment was being considered in advance of a more comprehensive overhaul of the Township's historic resource preservation standards.

Mr. Asousa made a motion to recommend approval of the proposed amendment to the Board of Supervisors, with the condition that the Planning Commission be consulted during the future revision process – prior to the (future) draft ordinance being advertised. Mr. Laumer seconded the motion, and the motion was approved 5-0.