

East Whiteland Township
Planning Commission
Wednesday – September 26, 2018
Minutes

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

Also Present: Zachary Barner, Director of Planning & Development; Donna Wikert, Board Secretary; Joe McGrory, Township Solicitor; Daryl Becker, Township Engineer

Call to Order:

Ms. Abel called the meeting to order at 7:00 and led the Pledge of Allegiance.

Minutes:

Approval of the August 22, 2018 meeting minutes

Mr. Fixler made a motion, seconded by Mr. Broadbelt, to approve the minutes as draft. The motion carried unanimously (5-0).

Development Plans:

1. [2018-02-SD for 15 Frame](#) (Rehana Syed and Amit Godambe) – Preliminary/Final Subdivision application for the creation of one (1) new residential lot and the construction of one (1) new single-family detached home. The existing historic structure will be retained and restored as part of this proposal. The application recently received approval from the Zoning Hearing Board for a dimensional variance from §200-22.C and §200 Attachment 2 to allow relief from the maximum number of units (2.0) per developable acre. The property, located at 15 Frame Avenue, is within the R-2 (Residential) District.

Mr. Adam Brower attorney for applicant gave overview of request. The applicant would like to sell off one lot and use revenue from sale to restore existing home on the other lot. All items are addressed to in the review letter from Arro.

Mr. Broadbelt made a motion to approve preliminary final subdivision contingent on satisfaction from the Township and the condition they restore the historical resources. Mr. Laumer seconded the motion the motions was approved 6-0.

2. [2018-09-DP for Atwater Commercial](#) (Provco Pinegood Atwater, L.P.) – Amended Final Land Development Application which proposes a ±2,778 s.f. bank with drive-through on Lot 3 of the Atwater Commercial Complex. The property, located at the southeast corner of the intersection of Morehall Road (S.R. 0029) and South Atwater, is within the O/BPS (Office Business Park Services) District and the Turnpike Interchange Overlay District.

Mr. Lou Calagrecó attorney for applicant Adam Goodman gave a brief overview. Simple plan modification, 2800 sf, the tenant is TruMark. We have satisfied the review letter, there was one issue about site line, which requires removal of fence it was taken care of.

Mr. Asousa made a motion to approve the amended final land development application. Mr. Broadbelt seconded the motion, the motion was approved 6-0.

3. [2018-03-DP “Loch Aerie Expansion”](#) (Loch Aerie Mansion, LLC) – Preliminary/Final Land Development application to construct a ±4,750 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) District.

Mr. Dan Popawell civil engineer spoke for Loch Aerie, they received three letters clean from Arro minor fixes. Clean letter from Public works, also have been working closely with Township. Mr. Becker referred to the letter dated September 4th 2018, he recommends granting waivers, doesn't see any concern feels the minor issue will be addressed. Landscape plans are to fill the requirements, buffers, street planting they will actually be planning more than required. Parking situation requirements, after studying other facilities they feel 73 spaces is efficient. The Zoning hearing Board was ok with this, they have a few backup plans if this is an issue. They will valaie parking, also spoke with Penn Dot to see about using Park & Ride, Home Depot won't actually commit, but sure they are sure the parking spaces will be available to use. Concerns still about parking on route 30 and emergency vehicles, will they be able to get on property and turn around? Codes and Life safety are satisfied with the fire flow calculations.

Mr. Fixler made the motion to the Board of Supervisors to approve, Mr. Bradley seconded the motion, and the motion was approved 6-0.

4. [2018-04-DP "Flat Road"](#) (Artisan Construction Group, LLC) **Revised** Preliminary/Final Subdivision & Land Development application to construct thirty-seven (37) new single-family detached homes utilizing cluster development/open space design provisions. The proposed design **does not** assume Conditional Use approval for an additional 25% density (§200-26.F) for preserving the historic resource (cemetery) located at the northeast corner of the site. Instead, the revised plan pursues the "by-right density," along with revisions to the proposed road network, landscaping, etc. The property, located at 60 Flat Road, is within the R-1 (Residential) zoning district.

Attorney for Artisan Construction Group explained that they are in front of the commission with a revised plan, 23 lot plan, which has already been approved by the Board of Supervisors, it is a by right plan. There is still a great concern with residents about the existence of sinkholes on the property and how to ensure the safety of existing and future residents. They will remediated the sink holes and potential sink holes by excavating down to bedrock, filled up with layers of stone, put a liner on it. Controlling water dumping on property and following the township code should be to everyone's advantage. There are 4 waivers still outstanding, which are being worked through. Open space areas, landscaping, buffers with landscaping still in plan. The open space will be maintained by HOA. Once review letter are back will get a better idea. A few residents are concerned back in 2004 and 2005 they were ensured that they would have privacy and protection, and most recent letter dated 2/20/18 said they would still have the privacy and protection, looking for this to remain intact as stated. Mr. Benson addressed the Board and residents, he said he worked with them 10 years ago and promises he will continue to work neighbors. Existing speed enforcement and traffic issues being exacerbated by additional residents and vehicles. Potential impact on the School District from additional school-aged students. Ongoing concerns over the blasting and water level fluctuation at the adjacent quarry.

5. [2018-11-CU for "Frazer Lane Development"](#) (GMH East Whiteland Holdings) – Conditional Use application for the construction of 227 apartment units, structured and surface parking, and streetscape amenities. The proposal involves the redevelopment of an existing bowling alley and mobile home park. The properties, located at 548 – 560 Lancaster Avenue, are within the FC (Frontage Commercial) and Multifamily Route 30 Overlay District. This proposal will be subject to a Conditional Use hearing process by the Board of Supervisors (*hearing date to be determined*).

Lou Colagreco, attorney for applicant, October 31, they will be back for hearing, tonight they want to just go over the plan. They have a few review letters which are doable, will submit revised plan this week, everything is the same as presented before with the exception they now have the Alley Pub under agreement, gives us 14 acre more land, which will be used for parking. This project is on point with the Route 30 revitalization project. Chris Williams and East Whiteland Township are looking into extending Planebrook Road. We can probably accommodate this request but may need to adjust parking garage heights. At this time no commercial activity on the first floor, unless demand calls for it.

Several comments on overcrowding schools.

Meeting Adjourned: 9:30

~ Next Meeting ~
October 24, 2018