

**PLANNING COMMISSION
EAST WHITELAND TOWNSHIP
MINUTES**

September 27, 2017

Members Present: Deb Abel, Chairman, Jeff Broadbelt, John Laumer, Todd Asousa, and Michael Chain

Also Present: Scott Greenly, Director of Planning and Development Darrell Becker, Township Engineer and Donna Wikert Interim Assistant to the Township Manager

Meeting called to order – Deb Abel – 7:30

Presentations

Route 30 Corridor Study Presentation – Presentation Ms. Reitz

Ms. Reitz gave a presentation on the Route 30 Corridor Study going over two options and asked for feedback and welcomed questions.

Option 1: 2 base zoning districts: MUC district & a commercial corridor district.

Option 2: A single overlay district along the entire corridor over the existing base districts (VMX,FC, PO)

Questions:

Several residents had concerns on height restrictions, losing views if the building is four or five stories high. Concerned about it turning into Malvern Boro, East Side Flats.

Ms. Abel agreed with this concern, however she pointed out that King St. is single lane and Route 30 is a much bigger scale so it would be proportioned.

The Board had questions on traffic concerns especially the area where it bottle necks around the Lincoln Court area. It also seems as they are only focusing on East and West ends not the center area.

Mr. Greenly said they are working on a Study, syncing the traffic lights so the flow of traffic doesn't bottle neck. Ms. Rice explained that this is all in planning stages and that there is a Meeting at the Desmond on Wednesday the 18th from 5 to 8 so that the community can see what is in the planning stage and all input is welcomed.

Conditional Use

CU 2017-03 Malin Hall:

Conditional Use Application requesting a Chiropractic/Wellness center use at 74 Malin Road (Malin Hall). Property is a historic resource and is zoned R-2 Residential.

Dr. Tom Miles, owner and resident of 74 Malin Road, gave a presentation on the background of Malin Hall, and the primary reasons for the conditional use. A Chiropractic Wellness Center, called Health First Wellness Center. Scope of practice will include, Chiropractic, Massage Therapy, Acupuncture, Yoga, Tai Chi and Meditation. The office hours will be 9am to 7pm. Parking is not going to be an issue. Dr. Miles has made great improvements on his property and would ask to have his condition of use approved.

Questions came up about hours and parking Dr. Miles said he has worked the parking situation out with the Church next door to him. The office hours will be 9 am to 7pm and normally has 8 to 10 patients a day. It was asked what the Smoke House will be used for and he said no plans to use that at this time. Ms.Able asked, in keeping up with new development would it be feasible to put sidewalks in? Dr. Miles said this is not new development so he would have to say no, however maybe across the street. Mr. Broadbelt mentioned his goal would be for Dr. Miles to give the township permission down the line to put in sidewalks, not at the cost of the resident. Mr. Greenly suggested we reference between now and Board Hearing meet with the Dr. Miles and see if this is feasible.

The commission just wants to know if the Township decided to put in a sidewalk down the line it would be ok with Dr. Miles. This is not part of the decision on the conditional use.

ACTION:

Mr. Broadbelt made a recommendation to approve the Conditional use of Malin Road, Malin Hall, based on some agreeable term there be an open easement that someday there be a possibility of a sidewalk installed. He wanted to make it clear he is not asking them to do it just discuss the possibility. Mr. Laumer second all in favor – 5-0

Land Developments & Subdivision

1. 260 Morehall LLC Amended Final/Final Land Development Plan: Amendment to a previously approved plan proposing a Chick-Fil-A and Starbucks restaurants on two separate pads for a total of 6,839 sf. This is a reduction from the originally approved 10,076 sf, one building plan, which had an approved 3 retail/restaurant spaces. The property is zoned O/BPS and is located on approximately 2.8 acres.

Ms. Yarnoff – This property had already been approved but never completed about 10 years ago. It is a reduction in building. Owners Jason and Mark gave background on the property and themselves. All technical requests have been agreed upon with ARRO. Time frame is 2018 once approved by Board of Supervisors.

ACTION:

Mr. Chain made a recommendation to approve 260 Morehall LLC contingent on the letter dated 9/22/17 from Darrell Becker to go before the Board of Supervisors, Mr. Laumer second all in favor 5-0

2. 259 Lapp Road Subdivision Plan: Proposed subdivision into 2 lots. Located at 259 Lapp Road, zoned R-1 on approximately 3.3 acres of land

Mr. Robinson – Proposed subdivision North side of Lapp Rd. Existing dwelling sub divide into 2 lots. Property has no slopes, in the proposed area. Slated for public sewer which would go to the rear of the property to an existing neighbor, 4 Forge Drive. Large piece of property. No outstanding issues. Waiver requested utilities. One other issue was stated as number 23 in Mr. Becker’s letter about the floating ratio, if it can’t be achieved would a letter from the Geo Tech be sufficient. Yes per Mr. Becker.

Questions:

Mr. Brooke with all the talk about sidewalks, will the setback be in place for that. Yes, per Jack.

ACTION:

Mr. Asousa made recommendation to approve 259 Lapp Road. Mr. Chain seconded motion all in favor 5-0

3. Benedix Contracting Preliminary/Final Land Development Plan: 75 N. Bacton Hill Road, proposed construction of two one-story building additions totaling approximately 9,291 sf. The property is zoned O/BP is approximately 2.2 acres in size.

Mr. Robinson – Project has been seen before the commission. The property is North of the school district and the trailer park. The only add on is an entrance to the west, he wants to be able to bring a vehicle in that way. One story with no bathroom, industrial area.

ACTION:

Mr. Asousa made recommendation to approve Benedix Contracting plans. Mr. Chain seconded motion all in favor 5-0

4. North Bacton Hill Road Partners, LLC Preliminary/Final Land Development Plan: This plan was originally submitted as a Preliminary Plan, but has been resubmitted as a preliminary/final plan. The applicant is still proposing the construction of a 14,742 sf building addition to the already existing 20,154 sf facility and a 4,500 sf storage building, with associated parking and stormwater management facilities. The property is zoned Industrial and is approximately 8.5 acres in size.

Mr. Robinson - This has been seem already. Down to final a few waivers, stated in a letter dated 9/22 from Mr. Becker. Total of 10 waivers. No changes all acceptable per Mr. Becker.

ACTION:

Michael Chain made recommendation to approve North Bacton Hill Rd. Contingent upon 9/22 letter from ARRO Engineering. Mr. Asousa seconded motion all in favor 5-0

Meeting Adjourned: Meeting adjourned -

DRAFT