

PLANNING COMMISSION EAST WHITELAND TOWNSHIP MINUTES DECEMBER 20, 2017

Members Present: Deb Abel, Chair, Jeff Broadbelt, John Laumer, Todd Asousa, Michael Chain, Peter Fixler and Greg Davis

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

Meeting called to order – Deb Abel – 7:30

Discussion: Approve minutes for November. Mr. Chain made a motion to approve the minutes for November. Mr. Fixler, seconded the motion. The motion was approved 7-0.

Sketch Plans:

HP Flanagan, Inc. - Sketch plan proposing a 6 lot subdivision and associated improvements. The property is located at 100 N. Bacton Hill Road, is zoned R-1 Signal Family Residential and is approximately 6.6 acres in size.

Mike gave overview of plan which is located on 401 and Bacton Hill total of 6 lots changing from original plan which was too expensive 4 lots to 3. These will be cluster homes which will preserve 46 % Open Space. There is a church located next to the property, Mr. Greenly suggested they talk with the Church and ask for some input or just make them aware there is development happening. Mr. Greenly also suggested attending a Historical meeting and let them know what the plans are making sure the setbacks are with in compliance.

Land Development & Subdivision:

1. 7 Frame Avenue Subdivision Plan: Proposed minor subdivision plan dividing one single family lot into 2 single family lots. The property is located at 7 Frame Avenue, is zoned VMX Village Mixed Use and is approximately 1.4 acres in size.

Development in The Townes of Malvern, already existing. Proposed 66 /75 new townhomes. Mr. Becker from Arro, reviewed and made recommendations. All technical requests have been agreed upon with ARRO. Mr. Laumer made a recommendation to approve, contingent on being in compliance with Arro. Mr. Davis, seconded the motion. The motion was approved 7-0

2. 20 Moores Road Building 4&5 Plan Amendment: Proposed plan amendment subdividing Unit 2, which contains a 4,600 office building and a single family detached dwelling, into 2 lots. Lot 2A would house the training center and reserved parking required for the training center, while lot 2B would contain the single family residence. The property is zoned PO Professional Office and is approximately 2.2 acres in size.

Allison Zarro represented Aegon, on Ashlawn, sub divide single family as own unit to sell as single. Need to amend plan to take off parking. It is occupied from time to time but wants to sell existing house. Allison is asking for recommendation for approval of the plan.

Mr. Greenly mentioned there has been discussion with the Park & Rec about the existing trail. This particular issue should not be brought into this approval; there is a strong push for a connection to the Chester Valley trail, from Spring Mill farm area. This property is governed by a condo association. The best course of action would be for the township to come up with a plan for what we would like to see that pedestrian access to be. Then reach out to the tenants. There is currently a wood chip trial and the township doesn't want to maintain this, it would be a nightmare. There needs to be a permanent solution.

Member of the audience who has been attending the Park and rec meetings, said a petition was brought to the BOS with 200 signatures asking for a connection to the trail and wants to know why this connection can't be put in as a condition? This was a top priority at one point in 2015. Mr. Greenly again said we can't hold this particular land on this topic development application up for this; we can have a discussion about this connection at later time.

Mr. Davis made a motion to recommend for approval, with the suggestion to the BOS to look into considering a connection of the trail on this property to connect to the Chester Valley trail. Mr. Chain, seconded, motion approved, 7-0

Meeting adjourned 8:15pm

Donna Wikert