

East Whiteland Township

Planning Commission

Wednesday – February 23, 2022

*This meeting will be held in-person (not virtually) at the East Whiteland Township Building.
Masks are required for all in-person attendees regardless of vaccination status.*

Agenda

(agenda items [linked](#) to online documents)

Call to Order:

Regular Meeting beginning at **7:00 p.m.**

Minutes:

Consideration of the **January 26, 2022** meeting minutes

Condition Use Applications:

1. [CU-03-2022 for Great Valley School District Outdoor Recreation](#) (Great Valley School District) – Conditional Use application to allow both passive and active recreation facilities in a residential district. The plan proposes outdoor play areas, relocated garden/greenhouse facilities, and a multi-use recreational trail adjacent to the existing KD Markley Elementary School and proposed 5/6th Grade Center. The property, located at 348 Swedesford Road, is within the R-1 (Residential) Zoning District.

Development Applications:

2. [LD-07-2021 for Great Valley School District 5/6 Grade Center](#) (Great Valley School District) – Final Subdivision & Land Development application to construct a new 160,000 square foot 5th and 6th Grade School along with associated improvements for vehicular parking and circulation, playfields, a multi-use trail, sanitary sewer, and stormwater management. The plan also calls for the consolidation of four (4) existing lots into two (2) lots. The property, located at 354 Swedesford Road, is within the NS (Neighborhood School) and OS (Open Space) Zoning Districts.

Zoning Applications:

3. Zoning Hearing Board application(s) seeking [dimensional variances](#) from §200-42 (and corresponding Table of Development Standards within §200 Attachment 9) to allow a reduction in the required minimum setbacks from the adjoining residentially-zoned tract. Relief is requesting in conjunction with the following development applications as outlined below:
 - a. [LD-12-2021 for 9 Malin Road Office / Flex Building](#) (Evergreen Landscaping) – Preliminary Land Development Application to construct an 8,490 square foot office / flex building. The property, located at 9 (S) Malin Road, is within the I (Industrial) Zoning District.
 - i. building setback from the adjoining northern residential a parcel, to permit the required 200' setback to be reduced to 142'.
 - ii. driveway setback from the adjoining northern residential a parcel, to permit the required 100' setback to be reduced to 20'.

- b. [LD-02-2022 for 10 Malin Road Office / Flex Building](#) (10 Malin Road Associates, LP) – Preliminary Land Development Application to construct an 11,000 square foot office / flex building, parking, and associated improvements. The property, located at 9 (S) Malin Road, is within the I (Industrial) Zoning District.
- i. building setback from the adjoining eastern residential a parcel, to permit the required 200' setback to be reduced to 104'.
 - ii. driveway setback from the adjoining northern residential a parcel, to permit the required 100' setback to be reduced to 20'.

Public Comment:

~ Next Meeting ~

Wednesday – March 23, 2022