

East Whiteland Township

Planning Commission

Wednesday, June 28, 2023

Agenda

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

Call to Order:

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

Minutes:

Consideration of the **May 24, 2023** meeting minutes

Conditional Use Applications:

1. [CU-02-2023 for Chester County Intermediate Unit](#) (Chester County School Authority) – Conditional Use Application to permit a proposed educational use, a school along with playground areas and associated improvements for a maximum capacity of 170 students ranging from ages 4 to 21, and conditional uses pursuant to Sections 200-57.E(4) and F(1) to permit sewer lines in areas of steep slopes and very steep slopes. The property, located at 40 Moores Road, is within PO (Professional Office) District. A hearing before the Board of Supervisors is scheduled for the **July 12, 2023** meeting.

Development Applications:

2. [MP-03-2023 for Great Valley Corporate Center Redevelopment](#) (Philadelphia Suburban Development Corporation) – Master Plan Application to redevelop a portion of the Corporate Center in two separate phases of development. Phase 1 is proposed to include 270 Apartment units and 130 Senior Adult Housing units. Phase 2 is proposed to include a 304,000 s.f. Research & Development Facility. The property, situated west of Morehall Road (Route 29), south of Great Valley Parkway, and west of Old Morehall Road, is within the O/BP (Office/Business Park) District and GVR (Great Valley Revitalization) Overlay District.
3. [WLD-04-2023 for Peoples Pantry](#) (Covenant United Presbyterian Church) – Request for a Waiver of Land Development to construct a 660 s.f. addition for pantry storage at the rear of the building and a glass vestibule at the front of the building. The property, located at 384 Lancaster Avenue, is located within the FC (Frontage Commercial) District.

Ordinance Amendments:

Consider formal recommendation to the Board of Supervisors regarding the following [Amendments](#) to the Township Zoning Ordinance, following the discussion and initial recommendation at the May 24, 2023 meeting.

4. [Zoning Map and Text Amendment](#) related to Multifamily Route 30 (MF-30) Overlay District:
 - a. Text Amendment to existing ordinance language of the MF-30 Overlay District to create additional submission requirements, expanded architectural standards, revised language regarding height and number of stories, and additional references to other existing plans and ordinances.
 - b. Map Amendment to add three parcels at 310 Lancaster Avenue (42-4-309, 42-4-310.2, and 42-4-310) to the existing MF-30 Overlay District. The site is currently zoned FC (Frontage Commercial) and is improved with an existing boat dealership and repair facility.

Public Comment: