



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

November 10, 2021

Agenda (**Revised November 9, 2021**)

Action Meeting – 7pm

Hybrid Meeting (In Person; Stream via Zoom) – Attendance Instructions will be on Website on November 10 13 at noon

1. Action Meeting (SL):

- a) Call to Order by Chair
- b) Pledge of Allegiance

2. Board Briefings (SL):

- a) Executive Session(s) were held on October 27 at 12:30pm (legal, personnel and real estate) and November 10 at 5pm
- b) Veteran’s Day Moment – America has the greatest Armed Forces in the history of the world. To those who serve and those that serve alongside them — their families and caregivers — we owe a debt we can never fully repay. During National Veterans and Military Families Month, we recognize and thank them for their indispensable contributions and immeasurable sacrifices in support of our national security.
- c) Certificate of Recognition presented to East Whiteland Township for exemplary achievements and leadership in minimizing workplace injuries and illness during 2020.
- d) Proposed Sewer Sale Letters to East Whiteland Customers
- e) Moment of Silence in honor of Officer Josh Micun of Westtown East Goshen(WEGO) Police Department (CY)

3. Board Motions & Resolutions (Consider Board Action):

- a) Approve 2022 Preliminary Budget (JN, UH)
- b) Approve 2022 DVHT Renewal – Two Year Option (JN)
- c) Appoint and approve Resolution # 39 for Kathleen Laubenstein as Zoning Hearing Board Member
- d) Approve name for new 501.c.3 – The Friends of East Whiteland Parks and Recreation (SB)
- e) Consider approval of Traffic Calming Policy (SB)
- f) Consider Resolution #40 Authorizing Application to the PECO Green Region Open Space Program for the Bacton Hill Park Tree Planting Project and Commitment of Matching Funds not to exceed \$10,000 (SB)
- g) Approve the purchase of 2022 F-550 4X4 SD regular Cab (Public Works, #321) total \$98,275 Chassis from New Holland Auto - \$50,314 Body and equipment from E.M. Kutz - \$47,961(JNeild)
- h) Approve the purchase of 2022 (2023 model year) Freightliner M2-106 (Public Works, #302) total \$153,439 Chassis from Berman Freightliner - \$77,874 Body and equipment from E.M. Kutz - \$75,565(JNeild)

4. Motion to Advertise: None

5. Motion to Award:

- a) Bacton Hill Park site work (SB)

6. Public Hearings (JM & ZB):

[CU-10-2021](#) for Disturbance of Steep Slopes at 10 South Malin Road (10 Malin Road Associates) – Conditional Use application pursuant to §200-57.F(4) to permit driveways and parking lots in areas of steep slopes for construction of an approx. 11,000 s.f. office / flex building. The property, located at 10 South Malin Road, is within the I (Industrial) Zoning District.

7. Planning & Development (ZB):

- a) Consider Rendering a Decision on the Following [Development Applications](#):
 - i. None
- b) Consider Authorizing Solicitor to Draft a Resolution for the following [Development Applications](#):
 - i. None
- c) Consider Extension of Time to Render a Decision on the Following [Development Applications](#):
 - i. None
- d) Consider Final Release of Financial Security for the Following Developments:
 - i. None
- e) Consider Motion to Authorize Advertising for the Following [Ordinance Amendments](#) (TL/ZB):
 - ii. None

8. Zoning (TL):

- a) Property Maintenance Codes – Recent Activity
- b) Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose:
 - i. ZHB 17-2021 – Application of Dr. Yuan Yang & Vicky Chen for a variance from Section 200-25.C. Attachment #2, to allow the construction of a walkway, patio, and sitting wall in excess of the maximum impervious coverage by 370 square feet. The subject property is located at 822 Stonecliffe Road, Malvern, and within the RMH Medium-High Density Residential Zoning District.
 - ii. ZHB 18-2021 – Application of Greg & Sarah Walters for a variance from Section 200-22.D., Attachment 4, to allow a new covered patio and expanded front porch which will create building coverage of 22.55% where 18% is permitted. The subject property is located at 16 Cameron Court, Exton, and is within the R-2 Cluster Overlay Zoning District with 30% open space.
 - iii. ZHB 19-2021 – Application of Olga Zhukova for a Special Exception from Section 200-28.B., to allow a home occupation, as an Esthetician Office. The subject property is located at 128 Mulberry Drive, Malvern, and within the VMX – Village Mixed Use Zoning District.
 - iv. ZHB 20-2021 – Application of Loch Aerie Mansion, LLC, for variances from Section 200-35.C., from the minimum 20 foot setback, from Section 200-10.C Control of Glare, from Section 200-62 & 63 from required buffer plantings. The subject property is located at 700 Lancaster avenue and is within the ROC Regionally Oriented Commercial Zoning District.

9. Public Comment: General (for items not specifically listed on the Agenda)

10. Consent Agenda (Consider Board Action):

- g)** Approve Meeting Minutes from October 13 (Regular Meeting), October 19 (Board Workshop) and October 27 (Board Workshop) (**DW**)
- h)** Ratify Payment of Bills (**UH**): \$1,413,152.85(October 2021)
- i)** Accept Treasurer's Report as of October 31, 2021 (**UH**)

11 Other Business

12. Meeting Adjournment

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NOTICE – All Public Meetings are in person:

Historical Commission November 17, 2021 at 7:00pm

Zoning Hearing Board November 22, 2021 at 7:15pm

Park & Recreation Committee **No November meeting**

Planning Commission November 24, 2021 at 7:00pm

Environmental Advisory Council December 2, 2021 at 7:30pm

Board of Supervisors December 8, 2021 at 7:00pm

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