



# EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

September 8, 2021

Agenda (**Revised September 3, 2021**)

Action Meeting – 7pm

**Hybrid Meeting (In Person; Stream via Zoom) – Attendance Instructions will be on Website on September 8 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 September 8 at 6pm (legal, personnel and real estate)
- b) Bulk Trash Pickup – Tuesday October 5 through Friday October 8; Drop off Saturday 7am to 2pm)

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

- a) Approve Purchase of 2021 Dodge Durango (Police) from New Holland Dodge Chrysler Jeep RAM through COSTARS for \$34,985 (\$54,000 Total); Board Previously Approved Purchase of 2021 Ford Explorer (Patrol 42-07); Change in Plans (CY)
- b) Approve Proposal to Establish Friends of East Whiteland Township Parks (501(c)(3)) (SB)
- c) Approve Agreement with Workspace for overflow parking for Movie Night in Valley Creek Park (SB)
- d) Waive Alcohol Policy for Movie Night in Valley Creek Park (SB)
- e) Approve Agreement for Township Indemnification with Locust Lane Brewery for Movie Night in Valley Creek Park (SB)
- f) Approve Policy for Bench and Tree Donations for Parks (SB)

- g) **Approve letter authorizing DCED to proceed with the project Yellow Springs/Sidley/Phoenixville Pike intersection**

**4. Motion to Advertise:**

- a) For Sale on MunicBid – Township Vehicle(s) (JN)
  - i. 2008 Ford Escape
- b) 2022 Heating Oil and Diesel Fuel Bid (JNeild)

**5. Public Hearings (JM & ZB):**

- a) [CU-08-2021](#) for Disturbance of Steep Slopes at 9 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 a landscape contracting facility. The property, located at 9 South Malin Road, is within the I (Industrial) Zoning District.

**6. Planning & Development (ZB):**

- a) Presentation by Great Valley School District regarding [Proposed 5/6<sup>th</sup> Grade Center at KD Markley Site](#)
- b) Consider Rendering a Decision on the Following [Development Applications](#):
  - i. LD-19-2020 for 20 Moores Road Office Building (Mountain Laurel Funding Company, LLC) – Preliminary/Final Land Development Application. The property, located at 20 Moores Road, is within the PO (Professional Office) District.
  - ii. LD-01-2021 for Commons at Great Valley Lot 15 Parking Lot Expansion (1303 Wrights Lane Associates LP) – Preliminary/Final Land Development Application. The property, located at 83 General Warren Boulevard, is located within the O/BP (Office/Business Park) District.
- c) Discussion of Route 30 Corridor Implementation
  - i. Review of Overall Land Use Recommendations
  - ii. Consideration of Residential Uses
  - iii. Potential Design Guidelines for Development Projects

**7. Zoning (TL):**

- a) ZHB 11-2021 – Application of Green Fig Land LLC, for variances from the INS-CCRC and I Zoning Districts for two separate parcels at 954 Swedesford Road and 15 S. Bacton Hill Road. The applicant is requesting an extension of variances previously granted for one property and the same set of variances for the second parcel, which was previously not included in the application. These variances would allow: a second microwave tower, relief from perimeter landscaping of parking areas, relief from landscaping within parking lots, a reduced number of parking spaces from the ordinance requirement, and to modify otherwise required buffering.
- b) ZHB 12-2021 – Application of Paul & Alice Choi for Variance from Section 200-20B., Attachment 3, to allow the construction of an aluminum motorized pergola. The addition of the pergola will increase the building coverage slightly over the allowable 16% coverage. The subject property is located at 5 Accord Drive, Malvern, and is within the R-1 Residential Cluster Overlay with 40% Open Space Zoning District.

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

**9. Consent Agenda (Consider Board Action):**

- a) Approve Meeting Minutes from August 11, 2021 (**DW**)
- b) Ratify Payment of Bills (**UH**): \$572,797.96 (August 2021)
- c) Accept Treasurer’s Report as of August 31, 2021 (**UH**)
- d) Approve PennDOT Traffic Signal Maintenance Agreement (**JNeild**)
- e) Approve Purchase of Fire Pre-Planning Software from First Due (\$6,600 Start-up; \$5,000 Annual Maintenance) (**LN**)

- f) Approve Recommendation from Pension Trustees to Reduce Actuarial Assumption for Rate of Return to 7.25% (UH)
- g) Approve 2022 Minimum Municipal Obligations (Pension Act 205) (UH)
- h) Ratify the Emergency Declaration signed September 2, 2021 (LN)
- i) Approve Bid from Steinbauter, Inc. for Gunkle's Mill Stonework \$7600 (ZB)

**10. Other Business**

**11. Meeting Adjournment**

**NOTICE – All volunteer meetings are IN-Person**

**Public Meetings: 2021**

Historical Commission

September 15, 2021 at 7:00 pm

Planning Commission

September 22, 2021 at 7:00 pm

Zoning Hearing Board

September 27, 2021 at 7:15 pm

Park & Recreation Committee

September 28, 2021 at 7:00 pm

Environmental Advisory Council

October 7, 2021 at 7:30 pm

Board of Supervisors

October 13, 2021 at 7:00 pm

Pension November 17, 2021 at 4:00 pm