

East Whiteland Township

Planning Commission

Wednesday February 24, 2021

Minutes

Virtual Meeting Livestreamed via Township Website

Members Present: Deb Abel, Chair; Todd Asousa, Vice-Chair; Peter Fixler; Jeff Broadbelt; John Laumer; Tim Kelly; and Dante Bradley.

Also Present:

Zachary Barner, Director of Planning & Development; Brittany Carosello, Planning Coordinator; Joe McGrory, Township Solicitor; Krista Stefkovic, Deputy Township Solicitor; and Darrell Becker, Township Engineer.

Call to Order:

Ms. Abel called the meeting to order at 7:04 p.m. and led the Pledge of Allegiance.

Minutes:

Approval of the **January 27, 2021** meeting minutes

Action: Mr. Laumer made a motion, seconded by Mr. Bradley, to approve the January meeting minutes. The motion carried unanimously **(7-0)**

Petition for Zoning Map Amendment:

1. [Property Owner Petition to Rezone Property on South Malin Road](#) – The owner of properties located at 9 & 10 South Malin Road has submitted a petition requesting that the Township consider a Zoning Map Amendment to rezone the property from its current designation as RRD (Residential Revitalization) to I (Industrial). The property owner has proposed to voluntarily restrict the property (via covenant) from certain uses otherwise permitted in the Industrial district.

Lou Colagreco, attorney for the applicant presented. Mr. Colagreco explained that the property is about 7 to 8 acres and is owned by Malin Road Associates, which is owned by Brian Forcine and Jim Lees. The property was zoned industrial for many years and then about 9 years ago it was rezoned to RRD, residential revitalization district. The rezoning to RRD was done when the property was a part of a larger proposal. The proposal which is commonly known as the Bishop Tube site was originally to be built with 300-400 homes. 9 and 10 South Malin have dropped out of the assemblage of properties involved in the bishop tube proposal. The owners no longer wish to have the properties zoned as residential and would like to go back to the original zoning designation.

The owners approached the township with a map amendment at that time the owners of the property were asked to voluntarily restrict the property against some of the more heavily and offensive industrial uses. If the amendment is passed and the covenant is recorded the uses that will be permitted will be similar to uses found in a light industrial district.

At the January Planning Commission meeting Commission members asked that the applicant include uncontained storage of outside materials as a use not permitted and to tighten up performance standards to make sure that any uses that generate dust, smoke, fumes, gas or noxious odors would not be permitted.

Mr. Laumer asked if the only changes made were to restrictions? Mr. Laumer also asked about noise nuisance. Mr. Colagreco explained how noise is measured by decibels in the township.

Mr. Kelly appreciated the rewrite of the restrictive covenant and believes the industrial use is a much better use than residential. The same sentiments were shared by other commission members including Mr. Broadbelt and Mr. Fixler.

Ms. Abel considers the rewrite clean and asked for Mr. McGrory's opinion. Mr. McGrory acknowledged that originally there was a bit of confusion but that the rewrite is clear and has been cleaned up.

Questions and Comments were submitted or asked by the following:

- Robert Reinhart
- Steve Schmid

Questions and Comments submitted addressed the following subjects (summarized below):

- Current owners of the property and present zoning
- What uses will be restricted and will the uses be permanently restricted
- What uses will be possible that are not currently allowed
- How frequently can zoning on a property can be changed

Mr. Barner provided a highlighted use classification table on the screen for commission members and anyone in the audience to view.

Action: Mr. Kelly made a motion, seconded by Mr. Fixler, to recommend approval of the zoning map amendment to the Board of Supervisors. The motion carried unanimously **(7-0)**

Discussion ensued among Mr. Barner and the Commission members regarding incoming development projects and future ordinance changes.

Mr. Laumer asked about residential approvals and if any projects were near completion. One of his big concerns is traffic in the township. How and if the pandemic has affected traffic and will the pandemic continue to affect traffic.

Mr. Barner explained that between 2014 to 2018 there were several residential approvals, all of those projects are either finished and fully occupied or nearing completion. The township has data prior to the pandemic and should have a good base of what traffic counts were like prior to the pandemic.

Discussion continued regarding recreational uses within the industrial district. Mr. Barner announced there will be a draft ordinance permitting recreational uses within the industrial zoning district in the near future.

Public Comment:

Public comment will be facilitated during the virtual meeting and may also be submitted via email both *before* and *during* the meeting. Please submit comments to publiccomment@eastwhiteland.org.

Adjournment:

Ms. Abel adjourned the meeting at 7:30 p.m.

