

East Whiteland Township

Planning Commission

Wednesday – April 28, 2021

Minutes

Virtual Meeting via Zoom & Livestreamed via Township Website

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

Also Present: Zachary Barner, Director of Planning & Development; Brittany Carosello, Planning Coordinator; Joe McGrory, Township Solicitor; Darrell Becker, Township Engineer; and Chris Williams, Township Traffic Engineer.

Call to Order:

Ms. Abel called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

Minutes:

Ms. Abel requested a motion to consider approval of the **March 24, 2021** meeting minutes.

Action: Mr. Fixler made a motion, seconded by Mr. Bradley, to approve the March meeting minutes as drafted. The motion carried unanimously **(6-0)** - Mr. Laumer was not present for this motion.

Development Applications:

1. [LD-19-2020 for 20 Moores Road Office Building](#) (Mountain Laurel Funding Company, LLC) – Land Development Application to construct a 175,000 s.f. office building, parking lot, sidewalk, and associated stormwater management facilities. Previously approved plans proposed two buildings totaling 186,000 s.f. located in the same area of the site. The property, located at 20 Moores Road, is within the PO (Professional Office) District.

Lou Colagreco, attorney for the project introduced the applicant, Craig Millspaugh and the Engineer, Greg Newell. The site was approved for 2 office buildings totaling nearly 200,000 square feet. The current proposal is to combine the previous two office buildings and instead build only one new building. There was discussion to include improvements at the intersection at Sidley Road and Phoenixville Pike. The applicant will work with Staff and Traffic Consultant (Chris Williams) to be refine the scope of the improvements while remaining consistent with the original approval.

Greg Newell explained the original site plan contained two buildings. Buildings 4 and 5 were both initially 3 stories tall and contained 197,500 square feet between both buildings. There was an existing entrance off Moores Road and an additional entrance across from the adjacent office building (TEVA). This previous proposal went through the approval process in 2016. After the market and office demand changed, the plans were modified. The current plans reflect a single office building at 4 stories tall. The new proposal shows less impervious and improved fire safety with a full driveway around the building. There is a trail that weaves throughout the campus, after discussion with township staff it was decided that a trail closer to the outside of the property along Moores Road would be preferable. This will help to build out a sidewalk network and ultimately extend down to Gunkle's Mill (a Township-owned historic site). Contrary to what is shown on the current plan set, there will be no removal of trees along Moores Road aside from those needed to create the western entrance.

Mr. Broadbelt asked if the elevation of the new plan is the same as the old, proposed plan? Mr. Newell explained that the building will be a different shape and orientation but there is no significant change to surrounding grading. Mr. Colagreco explained that the marketplace is demanding clean and green buildings. He added that the plan will be revised and likely before the Planning Commission in June and will be hoping for a recommendation at that time.

Ms. Abel asked about improvements to Sidley Road. Mr. Colagreco gave a brief history of the site and previous plans that had been proposed. At this moment the applicant will either pay the required 209 traffic impact fee or complete the improvements at the Sidley and Phoenixville Pike intersection. Mr. McGrory asked if the proposed improvements are apart of the 209 study. Mr. Williams confirmed that the improvements are in the Act 209 study and in the service area.

Mr. Barner explained that the applicant is asking for a waiver to have the plan approved as preliminary/final. Mr. McGrory would prefer the applicant not request a waiver for preliminary/final. Mr. Colagreco explained that the applicant is fine with dropping the waiver request and will submit preliminary and then final.

Questions and Comments were submitted by the following:

- Martin Lutz
- Bryan Brook

Mr. Lutz is concerned as an adjacent resident about the visibility. The new proposal has a rain garden, and approximately 25-30 mature trees will be removed to accommodate the rain garden and parking lot. He asked the applicant if a better tree instead of the poplar that were proposed could be planted to create a better buffer. Mr. Newell does not believe the plans had changed since previous but that they will talk to the landscape architect about what could be done to create a better buffer. Mr. Lutz suggested evergreen trees and possibly more.

Mr. Brook asked about offsite road improvements. Mr. Colagreco and Mr. Newell explained that offsite road improvements will only include what is directly in front of the site. Mr. Brook is concerned about traffic patterns specifically through the R-1 neighborhood along Wilberdale Road and Lapp Road.

Mr. Williams explained that it has been determined that there is a need for improvements at Sidley and Phoenixville Pike, technically the applicant has no obligation or responsibility to do any road improvements and could just pay the required act 209 fee if they choose that option. This proposal has less of an impact than the proposal in 2016 but the applicant is still making the same commitment. The concerns about the traffic and speeding in the neighborhoods along Wilburdale and Lapp road could be discussed at the Townships monthly traffic committee meeting.

2. [LD-01-2021 for Commons at Great Valley Lot 15 Parking Lot Expansion](#) (1303 Wrights Lane Associates LP) – Land Development Application to construct a parking lot containing 28 spaces on Lot 15 of the Commons at Great Valley (on the south side of General Warren Boulevard). The proposed lot serve as additional parking for the Village at General Warren commercial center (on the north side of General Warren Boulevard). The property located at 83 General Warren Boulevard is located within the O/BP (Office/Business Park) District.

Lou Colagreco, attorney for the applicant introduced Adam Loew and Tim Townes. The proposal is a 28-car parking lot to facilitate the overflow of an existing commercial site. There will be a midblock crossing to get to the commercial site. There is a township requirement for sidewalks however a sidewalk at that site is not practical. There are a few technical items that will need to be figured out. Mr. Barner explained that there is an existing mature landscape berm where a sidewalk would naturally go. Mr. Broadbelt agrees that a sidewalk would not make sense in that area.

There is currently a stormwater basin on Lot 15 that would stay. Ms. Abel expressed the need for additional parking at that location. Mr. Kelly asked about a more robust cross walk with lighting. Mr. Loew explained that

the intent for the parking lot would be for employees of PJ's or the hotel, but additional lighting is needed and will be included. Mr. Williams included that signage would need to be included and clear site lines. Mr. Loew explained that they are going to Charlestown Zoning Hearing Board to seek relief for impervious coverage to install 37 parking spaces on a lot contiguous with Lot 15. Mr. Laumer asked about the busy hours for the commercial site, Mr. Loew explained that the businesses are at their peak during the 4:00-6:00 pm hours. With the restaurant and a new dance studio coming in July the lot tends to fill up around the dinner time hour.

Mr. Becker addressed the stormwater comments and does not have a problem with preliminary plan recommendation at this time.

Action: Mr. Broadbelt made a motion, seconded by Mr. Asousa, to recommend preliminary plan approval to the Board of Supervisors subject to compliance with all comments made by consultant review letters and contingent upon the applicant receiving zoning relief for steep slopes or waiting for the Township to amend the steep slope ordinance. The motion carried unanimously **(7-0)**

Mr. Barner mentioned that East Whiteland had received a draft of the Tredyffrin Township Comprehensive Plan, it has been circulated to the Planning Commission for their review.

Mr. Barner also mentioned that the Board of Supervisors had a workshop meeting earlier in the week, there was discussion about ordinance amendments. The Ordinance amendments will be before the Planning Commission likely at their May meeting.

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 8:20 p.m.