

East Whiteland Township

Planning Commission

Wednesday – June 22, 2022

This meeting will be held in-person (not virtually) at the East Whiteland Township Building

Minutes

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

Members Present:

Deb Abel, Chair; Todd Asousa, Vice-Chair; Tim Kelly; Dante Bradley; and Jeff Broadbelt.

Members Absent:

John Laumer

Also Present:

Zach Barner, Director of Planning & Development; Brittany Carosello, Deputy Director of Planning & Development; Bernadette Kearney, Township Solicitor; and Al Vennettilli, Township Engineer.

Call to Order:

Ms. Abel called the meeting to order at 7:06 p.m. and led the Pledge of Allegiance.

Minutes:

Consideration of the **April 27, 2022**, meeting minutes

Mr. Asousa made a motion, seconded by Mr. Kelly, to approve the **April 27, 2022**, meeting minutes.

The motion carried unanimously **(5-0)**

Development Applications:

1. [WLD-04-2022 for Electric Vehicle Charging Station at Wawa](#) (Dewberry on behalf of Tesla, Inc.) – Request for Waiver of Land Development to install a series of electric vehicle charging stations within existing parking spaces at the “Super Wawa” at the corner of Matthews Road and Rt. 29 (near Uptown Worthington). The property, located at 5 Matthews Road, is within the O/BPS (Office/Business Park Services) District.

Henry Misas, representative from Tesla, explained the project and stated that there will be 8 Tesla Super Chargers (250 kilowatts) for Tesla. In addition, there will be 4 EVgo fast charger stalls (150 kilowatts).

Mr. Misas explained how all of the equipment that will be installed and how Tesla will work with PECO to provide upgraded electrical service to the charges.

New landscaping will be included to help buffer the equipment from the surrounding roadway.

There was a discussion among the Commission regarding electric vehicles and the associated infrastructure. Mr. Misas advised that there are similar facilities located in King of Prussia (at a shopping center) and Glen Mills (at a Wawa). Mr. Misas explained that Tesla leases space from Wawa and maintains and operates their

own facilities. Wawa staff is not specifically trained on the equipment. If there is ever an issue, Wawa contacts Tesla for service.

Mr. Kelly asked how long construction would take. Mr. Misas stated it takes 4 weeks to build and another few months to coordinate with PECO to get the power needed to operate the facilities.

Action: Mr. Bradley made a motion, seconded by Mr. Broadbelt to recommend approval of the Wavier of Land Development to the Board of Supervisors.

2. [LD-13-2021 for Knickerbocker Tract Redevelopment](#) (DP Whiteland, LLC) – Preliminary Subdivision & Land Development application to construct 280 single-family attached (townhouse) and semi-attached (twin) dwellings, a clubhouse and amenity space, trails, stormwater management, and associated improvements. The property, which is comprised of several parcels of land located between Mill Lane, Lapp Road, Old Morehall Road, Liberty Drive, and Swedesford Road, is within the RMH (Residential Medium-High Density) Zoning District. These parcels, known collectively as the "Knickerbocker Tract," total approximately 176 acres.

Jason Dempsey of DP Whiteland presented to the Commission and explained he planned to attend the meeting to answer any questions the Planning Commission may have following the last plan submission. Mr. Dempsey intends to ask for Preliminary Plan approval at the July Planning Commission meeting.

Ms. Abel asked what were the major outstanding comments at this point? Mr. Dempsey believes the park and recreation requirements are currently a subject that will need to be discussed with Township Staff.

Ms. Kearney asked about the wavier requests? Mr. Dempsey acknowledged a wavier letter will be provided.

Mr. Dempsey would like the opportunity to discuss the calculation of regarding existing trees and tree removal as discussed in the Land Concepts review. He explained that, on a 176-acre tract, performing a detailed tree survey would be incredibly difficult. He believes that a "sample" survey would be appropriate in this instance. He believes it would be suitable to request a waiver to complete a sample survey rather than a traditional full tree survey (which counts individual trees, notes species, etc).

Mr. Asousa asked about the existing driving range access point being a one-way out. Mr. Dempsey believes that it can be retained as two-way access. Due to the width of the stream crossing, there would be a one-way yield at the pinch point at the bridge – which will be rehabilitated as part of the project. At the intersection of Swedesford Road and West Liberty, the existing island would be modified, and a left-turn movement into the site would be eliminated due to concerns over stacking and queuing which could spill over into Swedesford Road.

Mr. Asousa asked about the future of the driving range since it is a recreational resource for the community. The restrictive covenant limits the amount of development that can occur on the site. One of the conditions of the covenant is that the areas that are not subject to development shall be maintained as open space, however, the driving range is permitted remain as a driving range. If for some reason it was to cease being a driving range, it would revert to passive open space. Discussion ensued regarding active recreation versus passive recreation. The Commission discussed the proposed recreational improvements compared to the applicable recreation fee-in-lieu.

Mr. Dempsey provided an overview of the master agreement which would govern the different areas (or "units") of the site. There are four units throughout the entire site:

- Unit 1 contains the residential development planned development

- Unit 2 contains the permitted land fill
- Unit 3 contains the driving range
- Unit 4 contains an existing a cell phone tower

Mr. Kelly asked about the emergency access. Mr. Dempsey is working with Township Staff and the neighboring property owner regarding the emergency access and will begin additional survey work along Mill Lane soon.

Bryan Brook of Lapp Road asked about the western emergency access and whether it would be gated/locked and whether there would be through traffic onto the Mill Lane. Mr. Dempsey said it would be a locked gate which would be restricted to access by emergency services personnel, Township officials, and the neighboring property owner. The Emergency access will also function as a multi-use trail.

Peter Lee of Willistown and member of Trout Unlimited asked about bridge condition and what certifications are required to repair it. Mr. Dempsey explained that the bridge design would need to go through DEP and it will also need to be certified by the state upon completion.

Public Comment:

No additional comments were received.

Adjournment:

Ms. Abel adjourned the meeting at 8:20 p.m.

~ Next Meeting ~
Wednesday – July 27, 2022