

East Whiteland Township

Planning Commission

Wednesday – August 24, 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; John Laumer; Jeff Broadbelt; and Bill Wrabley

Members Absent:

Dante Bradley

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 7:00 p.m. and led the Pledge of Allegiance.

Ms. Abel started the meeting by offering her condolences to the family and friends of Joe McGrory.

Minutes:

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

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

The motion carried unanimously **(6-0)**

Conditional Use Applications:

1. [CU-06-2022 for Fettters Mill](#) (Fettters Mill Community Association) — *Amended Conditional Use application to request a modification to a previous condition of approval related to both the type and spacing of the existing landscaping and buffering around the perimeter of the tract. The original Conditional Use decision from 1999 (to allow for a “cluster development” of property) was previously amended in 2015 to similarly modify the landscaping and buffering requirements.*

This agenda item has been tabled at the request of the Applicant and will rescheduled for the September 28th meeting of the Planning Commission

Development Applications:

2. [LD-12-2021 for 9 Malin Road Office / Flex Building](#) (Evergreen Landscaping) – Preliminary Land Development Application to construct an 8,490 s.f. office / flex building and associated improvements. The property, located at 9 (S) Malin Road, is within the I (Industrial) Zoning District.

Scott Deisher, Engineer for the Applicant, began by going through each of the consultant review letters. The McMahon review letter was discussed extensively. Discussion ensued regarding right-of-way and dedication

of right-of-way to the Township various for various roadway extension projects that have been studied in the past, including the Malin Road and Three Tun Road extensions in Malvern and a more minimal extension, or “stubbing,” of South Malin Road which would extend only to the subject property.

Mr. Barner explained that the comments from McMahon were related to right of way and were not intended to require physical improvements, but rather to preserve options to improve access to all of the properties on Malin Road. Mr. Deisher explained that the existing private right-of-way is 20’ wide and was originally provided to prevent the parcel from being landlocked.

In the case of a “stub” extension for Malin Road, the need for a cul-de-sac or turnaround for Fire and EMS was discussed.

Ultimately, the Planning Commission did not feel that the required right of way was required due to the limited viability of these future road extension project.

An easement is to be provided for future pedestrian trail access along the frontage of the property and along the existing sanitary sewer easement, which may require additional coordination to limit impacts to the sewer system if a trail is to be pursued in the future.

Waivers requested were discussed including stormwater redesign, landscaping, and retaining walls on the property. ARRO has no objection to the waivers being requested.

Action: Mr. Asousa made a motion, seconded by Mr. Laumer, to recommend Preliminary Land Development approval to the Board of Supervisors contingent upon compliance of consultant review letters, including with waivers (excluding waivers #3 and #4 requested in the August 24, 2022, letter) and excluding the requested dedication of the right-of-way.

The motion carried unanimously (6-0)

- 3. [LD-10-2022 for East Whiteland Township Police Station](#) (East Whiteland Township) – Preliminary / Final Land Development Application to construct an approximately 29,000 s.f. police station and associated improvements. The new building is to be situated on a portion of the existing Township Campus located on Conestoga Road. The subject tract consists of three parcels. The properties located at 205 and 209 Conestoga Road are within the INS (Institutional) District. The property located at 6 Mill Lane is within the R-1 (Low Density Residential) – pending a Zoning Map amendment to INS (Institutional) District.**

Mr. Barner explained where on the property the new building would be built. The building will be approximately 29,000 sq ft. Mr. Vennettilli described the layout and orientation of the building, parking lot, and access points. The distance from Mill Lane to the front of the proposed building is more than 100 feet. The property will not be consolidated in order to not create setback and property title issues. Mr. Barner explained that the application and zoning is based on the whole tract, not the individual property. The property will be rezoned from R-1 (Residential) to INS (Institutional) to match the surrounding parcels within the Township campus.

Action: Mr. Broadbelt made a motion, seconded by Mr. Asousa to recommend Preliminary/Final Land Development approval, along with waivers and deferral of the sidewalk, to the Board of Supervisors contingent upon compliance of consultant review letters.

The motion carried unanimously (6-0)

Ordinance Amendments:

16. **Zoning Map Amendment** to rezone the parcel located at 6 Mill Lane (identified as parcel number 42-4-59.1) from the R-1 (Low Density Residential) District to the INS (Institutional) District.

Mr. Barner explained the need to rezone the parcel from R-1 to INS. The property will be rezoned to match the surrounding township parcels.

Action: Mr. Asousa made a motion, seconded by Mr. Laumer, to recommend approval of the rezoning of the parcel located at 6 Mill Lane to the Board of Supervisors.

The motion carried unanimously (6-0)

17. **Stormwater Management Ordinance Amendment** to update Township Stormwater Management Ordinance in accordance with the recently adopted County-wide Model Ordinance.

The County is currently requiring all municipalities to update their stormwater management ordinance. Each municipality is required to begin the process by the end of September.

Mr. Vennettilli explained that most of the update will follow the County's ordinance; however, there are a number optional provisions to be reviewed. Options include adding pools and decks to count towards impervious, post construction responsibility and maintenance, and overall managing stormwater.

The Planning Commission members agreed they do not believe a deck should be included as impervious, and that the underlying surface should be the driving factor in distinguishing pervious vs. impervious coverage.

Discussion ensued over whose responsibility it should be to inspect and maintain facilities once constructed.

The Commission members discussed the options and will re-review at their next meeting.

Public Comment:

No additional comments were received.

Adjournment:

Ms. Abel adjourned the meeting at 9:56 p.m.