

# East Whiteland Township

## Planning Commission

Wednesday – August 25, 2021

### Minutes

**Members Present:** Deb Abel, Chair; Todd Asousa, Vice-Chair; Peter Fixler; and Jeff Broadbelt

**Members Absent:** John Laumer; Dante Bradley; and Tim Kelly

**Also Present:** Zachary Barner, Director of Planning & Development; Brittany Carosello, Deputy Director of Planning; Joe McGrory, Township Solicitor; Steve Anella, Deputy Township Solicitor; and Darrell Becker, Township Engineer.

#### Call to Order:

Ms. Abel called the meeting to order at 7:03 p.m. and led the Pledge of Allegiance.

#### Minutes:

Ms. Abel requested a motion to consider approval of the **July 28, 2021** meeting minutes.

**Action:** Mr. Broadbelt made a motion, seconded by Mr. Asousa, to approve the July meeting minutes as drafted. The motion carried unanimously **(4-0)**

#### Sanitary Sewer Planning:

1. [Land Use Consistency Letter](#) associated with an Application by Aqua Pennsylvania Wastewater, Inc. (Aqua) before the Pennsylvania Public Utility Commission (PUC) to approve the right to offer, render, furnish, or provide wastewater service to the public in East Whiteland Township.

Mr. Barner explained that the letter is needed as a part of Aqua's application to the PUC for purchase of the Township's sanitary sewer system. The letter is a standard land use consistency letter, similar to what is required for permits from outside agencies.

**Action:** Mr. Broadbelt made a motion, seconded by Mr. Asousa, to authorize Deb Abel, Chair of the Planning Commission sign the Land Use Consistency Letter on behalf of the Planning Commission. The motion carried unanimously **(4,0)**

#### Development Applications:

2. [WLD-09-2021 for Vanguard Salt & Equipment Shed](#) (The Vanguard Group) – Request for Waiver of Land Development to construct an accessory structure for storing materials and equipment for winter maintenance operations. The property, located at 31-33 Morehall Road, is within the O/BP (Office/Business Park) Zoning District.

Mike Kissinger of Pennoni Associates, Engineer for the Applicant, explained that the project would be adjacent to the Neptune Building on Vanguard's Malvern West Campus. The storage shed would be built adjacent to an existing parking lot and would be used for storage of salt and winter equipment (snow blowers, plow blades etc.). The shed would be 2,100 square feet with a concrete floor and be built as a dome structure, approximately 16-20 ft. in height.

**Action:** Mr. Fixler made a motion, seconded by Mr. Asousa, to recommend approval the requested waiver of land development to the Board of Supervisors.

3. [LD-07-2021 for Great Valley School District 5/6 Grade Center](#) (Great Valley School District) – Preliminary Subdivision & Land Development application to construct a new 160,000 square foot 5th and 6th Grade School along with associated improvements for vehicular parking and circulation, playfields, a multi-use trail, sanitary sewer, and stormwater management. The plan also calls for the consolidation of four (4) existing lots into two (2) lots. The property, located at 354 Swedesford Road, is within the NS (Neighborhood School) and OS (Open Space) Zoning Districts.

Dr. Daniel Goffredo, Superintendent for Great Valley School District (GVSD), introduced the School District and Design Team in attendance: Chuck Peterson, Director of Business Affairs for GVSD; David Schrader, Schrader Group; Chris Jensen, T&M Associates; Zach Ranstead, T & M Associates; and Guy DiMartino, Traffic Planning and Design. Dr. Goffredo explained new student projections are on the rise and are already exceeding the current projections. A new 5/6 Center would help alleviate crowding in the K-5 schools by removing 5<sup>th</sup> grade. It would also help alleviate crowding at the middle schools by removing 6<sup>th</sup> grade. This year alone there are 140 new school students that were not in the District last year. The middle school is currently over capacity. The new 5/6 Center would be two stories and 160,000 square feet.

Mr. Schrader presented a video model of what the interior and exterior of the future school may look like when completed. Mr. Schrader explained that the District and his design team recently presented to the Historic Commission and received full support for the project. The School District has also presented to the Planning and Development Subcommittee as part of their initial Feasibility Study.

Mr. Fixler asked about proximity to the PECO electrical transmission lines? The new school would be located approximately 150' from the lines.

Mrs. Abel asked about the District's timeline. The building is projected to be completed and ready for students by the fall 2024 school year. Dr. Goffredo explained that as enrollment grows, so does the need for additional staffing. It would be very hard to navigate the anticipated growth over the next few years without a new building.

Chris Jensen, lead engineer for the project, provided an overview the land development plan and explained what is currently existing at the site and what is proposed as part of the new 5/6 Center. The site is currently 4 parcels and contains the K.D. Markley Elementary School as well

as the District Administration Building. There is also a 14 acres parcel across Swedesford Road opposite K.D Markley which would continue to be used for stormwater management.

Mr. Jensen explained how the traffic would circulate through the site. There would be separate bus loops that would not interfere with parents dropping off or staff coming to and from the building. Currently administration is unsure of where they will relocate the District Administration Office (which is located in the historic school) since it will be displaced by the new building. The District is currently evaluating options.

Mr. Jensen explained that there is a planned trail connection to be installed on the site which would connect to the Chester Valley Trail. Overflow parking on the Swedesford Road baseball fields was also discussed. This parking would be used only for event parking if needed and would otherwise remain in a grass condition (not paved).

Guy DiMartino of Traffic Planning & Design provided a brief update on traffic planning. A scoping study has been provided for review by both PennDOT and the Township. A traffic impact study will be completed after the project has been reviewed by PennDOT.

Mr. Fixler asked if the school district would be subject to the Act 209 Traffic Impact Fee? Mr. Barner explained that the fee would apply to this project since it is located within the Service Area. He added that the Church Road and Swedesford Road intersection is on the Capital Improvement Plan and that the intersection will likely be improved in some form. The improvements and any potential traffic signals will need to be reviewed by PennDOT. Sight line visibility at Mill Lane and Swedesford Road was discussed. This area will be evaluated to improve visibility for vehicles turning onto Swedesford from Mill Lane.

#### **Conditional Use Applications:**

4. [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 (which will require subsequent land development approval). The property, located at 9 South Malin Road, is within the I (Industrial) Zoning District.

Jack Robinson, engineer for the project, introduced the site and the proposed improvements. The property is 6 acres, however the development on the property would be consume only about 1.5 acres. The proposed building would be 6,000 square feet. The site is served by public sewer and water. The user of the property, Brad Brooks, has an agreement with the current owner to purchase the property. The future use would be for Mr. Brooks business, Evergreen Landscaping. Mr. Brooks landscaping business is headquartered in King of Prussia. This property would be used as a second site. There would be little to no noise and activity at this site as it will be for storage and for workers to meet to start their workday.

Mr. Robinson explained how this site is particularly difficult as there are wetlands, setback requirements, a sewer easement, and moderate slopes. A tree survey will be done prior to the Conditional Use hearing.

**Action:** Mr. Broadbelt made a motion, seconded by Mr. Fixler, to recommend Conditional Use approval to the Board of Supervisors contingent upon resolution of all comments in the ARRO review letter. The motion carried unanimously **(4-0)**

### **Zoning Hearing Board Applications:**

5. [ZHB-11-2021 for Data Center](#) (Green Fig Land, LLC) – Sketch Plan proposal pursuant to §200-115.D(5), which states that the Planning Commission shall review all Zoning Hearing Board applications which are required in conjunction with applications for land development. The Applicant requests variance relief related to the use as a data center, various landscaping requirements, and required parking. The properties, located at 954 Swedesford Road and 15 South Bacton Hill Road, are within the INS (Institutional) and I (Industrial) Zoning Districts.

Lou Colagreco attorney for the applicant, explained the relief requested by his client. This property previously received zoning relief in 2018 for the use of a data center. The 2018 approval only pertained to 44 acres of the property. The requested relief would be expanded to the larger 70 acre tract.

In addition to expanding the data center use, the applicant is also asking for relief from various landscaping requirements and the amount of required parking. Landscaping cannot be placed or planted within the area of the protective membrane around the remediated environmental area, which is located under the solar fields. There are also various easements surrounding the property that must be kept clear of improvements. There is potential to plant additional trees along Swedesford Road to account for the landscaping that would otherwise be required throughout the site.

Stormwater will be managed primarily by a basin located in West Whiteland, while other portions of the site will flow to a facility on the solar field site.

Charlie Lyddane, on behalf of Green Fig, stated that the amount of power consumed by a data center of this size would be enough to power a city of 30,000 people.

Mr. McGrory advised that previous projects proposed at the site would have been required to remediate the existing sanitary sewer treatment lagoons which serve Malvern Hunt. The Applicant has agreed to accept that same responsibility.

Mrs. Abel asked if the fire department would need any special training to deal with a data center use? Mr. Lyddane advised that special training will not be required. Additional discussions and review of the development plan will occur with emergency services personnel.

**Action:** Mr. Asousa made a motion, seconded by Mr. Broadbelt, to recommend support of the requested variances by the Board of Supervisors, with the condition that the applicant be required to decommission of the existing sanitary sewer lagoons. The motion carried unanimously **(4-0)**

**Public Comment**

Nancy Dore of the Historical Commission made a public comment in support of the School District's 5/6<sup>th</sup> Grade Center. The District and their consultants have satisfied the Commission's previous concerns regarding the preservation of the historic school building.

**Adjournment:**

Ms. Abel adjourned the meeting at 8:55 p.m.

**~ Next Meeting ~**  
Wednesday – September 22, 2021