

# East Whiteland Township

## Planning Commission

Wednesday – October 27, 2021

### Minutes

**Members Present:** Deb Abel, Chair; Todd Asousa, Vice-Chair; John Laumer; and Tim Kelly

**Members Absent:** Peter Fixler; Dante Bradley; and Jeff Broadbelt

**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 7:15 p.m. and led the Pledge of Allegiance.

#### **Minutes:**

Ms. Abel requested a motion to consider approval of the **August 25, 2021** meeting minutes.

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

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

1. [CU-10-2021 for Disturbance of Steep Slopes at 10 South Malin Road](#) (10 Malin Road Associates) – Conditional Use application pursuant to §200-57. F(4) to permit driveways and parking lots within areas of steep slopes for the construction of an 11,000 s.f. office and warehouse / flex building. The project will require subsequent land development approval. The property, located at 10 South Malin Road, is within the I (Industrial) Zoning District.

Scott Deisher, engineer for the project, presented the plan for 10 Malin Road. There is approximately 9,500 square feet of steep slope disturbance shown on the plan. The disturbance will be from adding in a parking lot and grading but no physical building will disturb steep slopes. There will be a shared access driveway with 9 Malin Road, which is across the street and in the process of being developed. The building will have an 8,000 square foot warehouse on the first floor and 3,000 square foot office on the second floor. The applicant will return for land development following the conditional use process. The project will require an NPDES permit.

Darrell Becker asked Mr. Deisher to update the plan to show the accurate limit of disturbance for construction of the proposed retaining wall and the location of the proposed water line. It is currently unknown who the future tenant would be.

**Action:** Mr. Laumer made a motion, seconded by Mr. Kelly, 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)**

**Miscellaneous:**

**2. Consider Rescheduling of November Meeting due to Thanksgiving Holiday**

The Planning Commission members discussed alternative dates and decided that the November Planning Commission meeting will be held on Monday November 29<sup>th</sup> at 7:00 pm.

**3. Staff Updates regarding Development Projects**

Mr. Barner updated the Planning Commission on several projects including the 5/6<sup>th</sup> Grade Center for Great Valley School District, the Knickerbocker Tract, the Data Center on Swedesford Road and implementation of Land Use and Zoning Recommendations from the Route 30 Corridor Study.

**Public Comment:**

There was no public comment

**Adjournment:**

Ms. Abel adjourned the meeting at 8:02 p.m