

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday, January 4, 2012**

MEMBERS PRESENT

JoAnn Kelton
Nancy Carville
Dan Brennan
Ted Woo

TOWNSHIP STAFF

John Weller, Planning Director

JoAnn Kelton, Chairman, called the meeting to order at 7:30 p.m.

REORGANIZATION

MOTION: To nominate JoAnn Kelton, as Chairman of the Planning Commission for 2012.

ACTION: Passed 4-0 (Carville/Woo).

MOTION: To nominate Nancy Carville, as Vice-Chairman of the Planning Commission for 2012.

ACTION: Passed 4-0 (Brennan/Woo).

REVIEW OF MEETING MINUTES

MOTION: To approve the December 7, 2011 minutes, with revision.

ACTION: Passed 4-0 (Brennan/Carville).

PUBLIC COMMENT

None

PLANS

1. CVS Pharmacy

Address: 1450 N. Pottstown Pike

Second Review: Conditional Use

Hearing: Waiver of 60-day MPC requirement received

Request: To consolidate two parcels into one lot and construct a new 11,945 sq. ft. CVS Pharmacy.

Alyson Zarro with Riley Riper Hollin & Colagreco, attorney for the applicant, John Cogan with Summit Realty Advisors, Thierry Lindor and Joel DelliCarpini with Bohler Engineering, and Jennifer Walsh with McMahon Associates were present. Ms. Zarro explained to the Commission that since coming before the Planning and Historical Commission, she met with Township staff

and the Township's traffic consultant, Traffic Planning Design to review the traffic improvements that were proposed and subsequently revised the plans. The revised plans were then forwarded onto PennDOT for their comments. Prior to the Commission reviewing the traffic improvements revisions, Mr. DelliCarpini addressed the changes made to the plans from the consultant's comments on the initial submission of the plans. Those changes were as follows:

- Removal of parking spaces along the southern side of the building;
- Regrading of slopes by introducing 2 foot landscape walls on a radius, which limits the amount of overall disturbance;
- Regrading of slopes at the front of the store;
- The first-floor elevation of the building was raised, thereby allowing a gravity connection to the sanitary sewerage and eliminating the need for a grinder pump;
- Landscaping to the parking area was added;
- Waivers will still be requested to relocate required trees to the back of the building in order to allow for more visibility and from the requirement to provide a tree in every parking lot island, as there are conflicts between some of the locations and the underground infiltration basin.

Alternative solutions were discussed for relocating the tree as well as whether a waiver would be recommended to the Board of Supervisors.

Member comments were as follows:

- Ms. Kelton requested to have a bike rack added to the plans for the pedestrians in the nearby developments.
- Ms. Carville stated that she was in favor of recommending a waiver for the tree of this particular island because the applicant could provide alternate landscaping.
- Ms. Kelton asked whether the island was big enough to provide a tree and pathway for pedestrians. The applicant confirmed it would be feasible.

Further discussion took place on the placement of landscaping for the island and trees alongside the building.

Ms. Kelton requested to have the three parking spaces on the western side of the property put into reserve and include additional landscaping. One of the representatives for the applicant confirmed that they would review the request with CVS.

Ms. Kelton suggested that the bricks used on the building's façade should closely match that of the Banbury Shoppes as well as keeping the landscape wall the same material as that of the CVS building façade. Representative for the applicant stated that they would choose a hue that would closely match the color in the building but that no bricks would be used.

Jennifer Walsh with McMahon Associates updated the Commission about the traffic concerns that were addressed since last coming before the Commission. Ms. Walsh stated that the final concept plan addresses comments from PennDOT regarding the original concept plan and the revised traffic impact study.

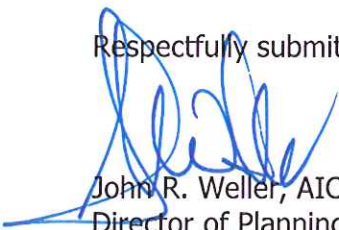
The plan now shows that they will be widening the corner of the site to improve the alignment with Pottstown Pike and to make right-hand turns onto Boot Road easier. Boot Road will be widened to provide a larger shoulder so that west-bound traffic waiting on Boot Road to turn left into the Banbury Shoppes will not block through traffic. Additionally, the center left turn lane from Boot Road to Pottstown Pike will be extended to serve as a turning lane into the CVS site and other Boot Road properties.

Discussion followed Ms. Walsh's presentation regarding the potential traffic buildup on Boot Road, potential changes to the timing of the traffic signal at the Boot Road / Pottstown Pike intersection, the ability to provide a pedestrian crosswalk across Pottstown Pike, and ADA accessibility.

The Planning Commission took no action on the plan. Representatives for the applicant indicated that they would revise the drawings to address the concerns discussed at the meeting and resubmit them for review.

The meeting adjourned at approximately 10:00 p.m.

Respectfully submitted,



John R. Weller, AICP
Director of Planning & Zoning