

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the First meeting of January

January 3, 2018

Members Present

Andy Wright, Chairman
Jeff Glisson
Glenn Marshall
Anita Nardone
Raymond McKeeman
Rajesh Kumbhardare

Township Personnel Present

John Weller, Director of Planning & Zoning
Justin Smiley, Township Planner
Mimi Gleason, Township Manager
Michele Moll, Township Supervisor

Member Absent

Mark Gordon

I. CALL TO ORDER

Chairman, Andy Wright called the meeting to order at 7:00 p.m.

II. REORGANIZATION

MOTION: To nominate and to elect Andy Wright to be Chairman of the Planning Commission for 2018. (Marshall/Glisson)

ACTION: Passed, 6-0

MOTION: To nominate and to elect Anita Nardone to be Vice-Chairman of the Planning Commission for 2018. (Marshall/McKeeman)

ACTION: Passed, 6-0

III. REVIEW OF MEETING MINUTES

MOTION: To approve the minutes for the meeting of December 5, 2017. (Nardone/Marshall)

ACTION: Passed, 4-0-2 with Mr. McKeeman and Mr. Kumbhardare abstaining as they were not present at that meeting.

IV. PLANS

1. Moser Court Parking Expansion
Address: 390 Waterloo Blvd.
Second Review: Land Development
Request: Proposed construction of a 5,220 sq.ft. parking lot expansion

The Applicant is proposing to expand the existing parking lot by 5,220 sq.ft. for a net increase of 14 parking spaces on the east side of the existing building at the southeast corner of Waterloo Blvd. and N. Whitford Rd. just north of the Business Route 30 (Lincoln Hwy.) intersection. Adam Brower of E.B. Walsh and Ted Moser (Applicant) were in attendance to present the project.

Mr. Weller gave an overview of the proposed project, highlighting the previous meeting concerns regarding landscaping and the impact on the neighboring McIlvaine residential properties; he added that the Historical Commission had reviewed the plan and had no objections to approval.

Adam Brower provided an overview of the consultant reviews and stated that the Applicant will comply with all items. He described the new stormwater management system and confirmed that it could be revised to address the concerns express by SSM and the Commission.

The most extensive discussion centered on the landscaped screening of the new parking area from the McIlvaine property abutting the east side of the site. Donald and Peter McIlvaine expressed concerns about the type of plantings proposed, stating that they preferred evergreen bushes, such as viburnum, instead of the white pine trees shown. Mr. Peter McIlvaine also questioned the elevation change between the new parking area and his driveway and whether there was a potentially hazardous drop-off. Mr. Brower showed that the parking area would be two to four feet below the adjacent driveway. The intervening space and the landscaping to be placed there would not only minimize any hazard, but would also screen the McIlvaine property from headlights shining onto their property. Mr. Moser agreed to replace the white pines with viburnum and to work with both the Township and the McIlvaines to provide landscaping, field-adjusted where necessary, to mitigate the impact of his project upon the McIlvain properties. The Commission also agreed to the relocation of the shade tree shown in the parking lot island to address a sight-distance concern; the low-lying shrubs shown will remain such that the island will be at least partially compliant.

MOTION: To recommend that the Board of Supervisors approve the land development plan for “Moser Court” as depicted on the seven-sheet plan set prepared by E.B. Walsh & Associates dated February 14, 2017, most recently revised December 5, 2017, with the following waivers and subject to the following conditions:

1. The Plan is approved as a final plan, pursuant to §281-10.H of the Subdivision and Land Development Ordinance (“S/LDO”).
2. Waiver of §270-20 of the Stormwater Management Ordinance such that infiltration of stormwater need not be provided, pursuant to comment #3 of the SSM Group (“SSM”) review dated December 20, 2017.
3. Waiver of §281-35.D of the S/LDO to allow a screen buffer less than fifty (50) feet wide along the eastern side of the property. Landscaping shall be provided to the satisfaction of the adjoining property owner and the Township to assure privacy and to satisfy the intent of the buffer requirement.
4. Waiver of §281-33.C(6)(c) of the S/LDO such that no growth rate diagrams are to be provided, pursuant to comment #11 of the Theurkauf Design and Planning review dated December 11, 2017.
5. Partial waiver of §281-37.B(4) such than no shade tree need be provided in the parking lot island nearest the northeast corner of the building.
6. The drainage basin spillway shall be modified to direct overflow to a more northerly direction and away from the adjoining property to the east.
7. Resolution of all remaining consultant concerns to the satisfaction of the Township.
8. Execution and recording of the Township’s Stormwater Management Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice.
9. Execution of a Developer Agreement and a Financial Security Agreement pursuant to Township practice. The amount of such security shall be based upon construction cost estimates for the site improvements, including landscaping, to be provided by the Applicant, which shall be reviewed and deemed sufficient by SSM and Theurkauf.

10. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at the time of application for the first construction-related permit, whichever comes first.

(Nardone/Kumbhardare)

ACTION: Passed, 6-0.

IV. NEW BUSINESS

Mr. Weller noted the plans on the agenda for the next meeting, including a new building for Horn Plumbing and Heating Inc. on National Rd., the conversion of the historic Ivy Cottage on Hankin Group's Keva Flats site into two residential units, and Hanover at Exton Square apartments. Mr. Weller and Ms. Gleason gave an update on the status of the link between the Chester Valley Trail and the Exton train station, and Mr. Smiley advised on the status of the Bicycle/Pedestrian Plan, noting that he would send out new content for review prior to one of the February meetings.

V. ANNOUNCEMENTS

The Commission welcomed Rajesh Kumbhardare as its newest member and recognized Supervisor Michele Moll. Ms. Moll thanked the Commission for their work, commenting on their attention to detail and expertise. Ms. Moll will be the Board's official liaison to the Planning Commission.

VI. ADJOURNMENT

MOTION: To adjourn the meeting. (McKeeman/Marshall)

ACTION: Passed, 6-0.

The meeting adjourned at approximately 8:33 p.m.

Recording Secretary,



John R. Weller, AICP
Director of Planning & Zoning