

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the first January meeting

January 7, 2020

**Members Present**

Anita Nardone, Chairman  
Joseph Altimari  
Jeff Glisson  
Mark Gordon  
Glenn Marshall  
Ray McKeeman

**Township Personnel Present**

John Weller, Planning Director  
Justin Smiley, Township Planner  
Ted Otteni, Public Works Director

**I. CALL TO ORDER**

Chairman Anita Nardone called the meeting to order at 7:00 p.m.

**II. REORGANIZATION:**

**MOTION:** To re-elect Anita Nardone as Chairman and Mark Gordon as Vice-Chairman of the Planning Commission. (Marshall/Glisson)

**ACTION:** Passed, 6-0

**III. REVIEW OF MEETING MINUTES**

**MOTION:** To approve the minutes for the meeting of December 3, 2019. (McKeeman/Marshall)

**ACTION:** Passed, 6-0

**IV. PUBLIC COMMENT**

There was no public comment on items not on the agenda.

**V. PLANS**

**1. MacIntyre/Stratton Tract**

**Address: 1460 Pottstown Pk.**

**First Review: Sketch Plan**

**Request: Two sketch plans, one showing commercial development of a 5.4 acre tract allowed under current regulations and another showing residential development of the tract with two adjacent lots (9.8 acres total), which will require an amendment to the Zoning Ordinance**

Applicants Vernon MacIntyre and Bill Stratton and project engineer Rich Vishneski of D.L. Howell and Associates were in attendance to discuss the plans.

John Weller provided an overview of the two proposed sketch plans, one designed to comply with the current NC - Neighborhood Commercial zoning regulations and the other incorporating two additional lots to the north showing residential development with 37 townhouses. The residential plan was generally consistent with the R-3 zoning regulations with a few discrepancies. The Applicants prefer

to construct the residential plan and were seeking the Commission's feedback on the plan and support for the Zoning Map change that plan requires. The Township's Boot Road Park North abuts the site to the west. The commercial plan does not propose any highway access other than the existing driveway from southbound Pottstown Pk. while the residential plan proposes an additional access through the Park, thereby providing access to Boot Rd. at the existing traffic signal. The site has some significant constraints, including frontage being limited to the southbound lane of Pottstown Pk. Regarding the two additional lots to the north, one is currently vacant and the other has a single-family house.

Glenn Marshall did not favor of the residential option citing concerns with density and access through the Park. He suggested that some type of contractor storage/flex space would be more suitable. Mr. MacIntyre suggested a possible one-way in and out; Mr. Marshall thought this would be problematic for emergency vehicles. There was discussion about using the easement through the McVickar property.

Joe Altimari asked Ted Otteni to comment on whether access through the Park created a maintenance concern. Mr. Otteni said he did not think this would be an issue, noting that the Applicant could be required to construct that access to public street standards. Furthermore, he did not think that this would become cut-through for traffic since it would not be significantly quicker than a right turn at the existing Boot Rd. intersection. Also, as a private drive, speed bumps could be installed to further deter cut-through traffic.

Mr. Marshall questioned the legal implications of public land being used for access to a private development. Staff will contact the Township Solicitor and ask what implications there may be.

Jeff Glisson said he preferred a use like Mr. Marshall suggested, stating that he thought that the existing commercial use was appropriate. Ray McKeeman said he also preferred a commercial use, citing density and traffic concerns with the residential plan; he also did not favor changing the Zoning Map.

Mr. Altimari liked the residential use but not the access through the Park. Marc Gordon also preferred the residential use stating that it would be more compatible with the Park, but he also objected to an access through the Park as well as the Zoning Map change.

Mr. MacIntyre again suggested one-way entry and exit as a means of limiting traffic. He further suggested that the residential area he was proposing would provide a smaller community for homebuyers who may not want a house in the larger developments now under construction.

Chairman Nardone pointed out that the existing commercial zoning was intended to provide smaller-scale retail options to serve the nearby residents, but that use has not developed as intended. She agreed that the residential use would complement the Park nicely. However, before she could support a Zoning Map change, she would need to see a huge benefit to the Township. While she liked the residential plan (but not with the access through the Park), she was more concerned about setting a precedent for Zoning Map changes without some benefit to the Township.

Justin Smiley suggested a possible access through the CVS tract. Mr. Stratton noted that while a "proposed easement" is on the approved and recorded CVS plan, it was never written into the legal description of the deed.

The Applicants thanked the Commission for their comments. They will continue to work on the plans and return for further discussion. Staff will consult with the Township Solicitor on the legal issues of possible access through the Park as well as CVS.

## **VI. NEW BUSINESS**

None.

## VII. ANNOUNCEMENTS

Mr. Weller said that future agendas will include some general planning topics for discussion. The agenda for the January 21 meeting will feature an expansion of the existing light industrial building at 475 Creamery Way in the Oaklands Corporate Center. The Exton Knoll project will be on the February 4 agenda. Official submissions for the NVR Homes and Wawa projects have not yet been received but are expected soon.

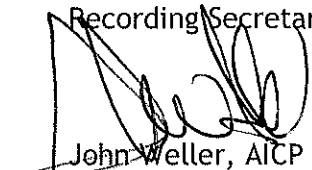
Chairman Nardone reported on a meeting she attended of the 422 Corridor Coalition and advised that the proposed transportation improvements that are so important to the Township are not a priority for PennDOT. She recommends that the Township create an Exton BID (Business Improvement District) similar to what was done in King of Prussia. The BID could provide an additional funding stream for transportation and mobility projects. There was further discussion about various examples of BID's within the area. Mr. Otteni added a need to address maintenance and streetscaping for the major corridors to keep them attractive.

Mr. Otteni reported that the bid opening to construct the trail connecting the Chester Valley Trail to the Exton train station is set for January 21.

## VIII. ADJOURNMENT

The meeting adjourned at approximately 8:30 p.m.

Recording Secretary,

A handwritten signature in black ink, appearing to read 'John Weller', is written over the typed name and title.

John Weller, AICP

Director of Planning & Zoning