

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the second January meeting

January 21, 2020

Members Present
Anita Nardone, Chairman
Jeff Glisson
Mark Gordon
Glenn Marshall
Ray McKeeman

Township Personnel Present
John Weller, Planning Director
Justin Smiley, Township Planner
Mimi Gleason, Township Manager

I. CALL TO ORDER

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

II. REVIEW OF MEETING MINUTES

MOTION: To approve the minutes for the meeting of January 7, 2020, as revised.
(McKeeman/Marshall)

ACTION: Passed 5-0

III. PUBLIC COMMENT

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

IV. PLANS

1. **475 Creamery Way**
Address: 475 Creamery Way
First Review: Conditional Use
Request: Construction of 113,653 sq.ft. addition to existing building in Oaklands Corporate Center

Joseph Brion, attorney for the tract owner; Matt Adams of E. Kahn Development; Dave Gibbons of D.L. Howell, project engineer; Jeff Churchvara, of Veltek Associates, Inc.; Karen Corliss, counsel for Veltek; and Carl Holden, project architect were in attendance on behalf of the Applicant.

John Weller provided an overview of the conditional use application to construct a 113,653 sq.ft. addition on the western side of the existing building located at 475 Creamery Way. The site was first developed in 1988 with a subsequent addition in 2003 resulting in the current configuration. The occupant will be Veltek Associates. Mr. Weller noted that his January 17, 2020 Memorandum reviews the conditional use criteria found in the Zoning Ordinance and confirmed that the proposed plan satisfies most of the criteria with the exception of items (g) and (h). SSM initially determined that the proposed stormwater management strategy did not prove feasible. However, the Applicant and Kent Morey of SSM have continued to work on this issue, and Mr. Morey has indicated that he is now satisfied that the proposed plan is feasible, and this condition has now been met. With regard to item (h) Mr. Theurkauf's review advised additional landscaping to screen the J Creekside residential community.

Mr. Weller noted out that the Decision and Order approving this application will need to include language specifically replacing the Decision and Order of March 11, 2003.

The Commission next addressed the landscaping and open space requirements. Because an amendment to the open space regulations has been advertised, the Applicant will need to comply with the proposed changes. Mr. Weller noted that the amendment states that where the open space requirement is less than 2 acres - as is the case here - payment of a fee is preferred in lieu of setting aside open space. Several consultants noted deterioration of the pedestrian paths around the site.

Mr. Brion confirmed that the Applicant will comply with most of the consultant comments. Due to the karst geology of the site, infiltration cannot be done. Mr. Gibbons reviewed the stormwater management plan. He noted that he is working with the Department of Environmental Protection regarding new guidelines and the Chester County Conservation District in addition to SSM. Ms. Nardone requested data points on the existing pond, including age, volume capacity, etc. Mr. Gibbons said the pond was designed for about 50% impervious cover at peak flow. There was further discussion about the pond. Mr. Gibbons said he knows of no sinkholes. Pond data points will be revisited during the land development process.

Mr. Churchvara described the business operations of Veltek. It is a manufacturer of environmental control products whose customers are largely pharmaceutical, using Veltek's products to maintain sterile environments. Veltek is a family-owned business that has been in Chester County for 39 years. All products are manufactured at its center in the Great Valley Corporate Center near Malvern and sent to the Exton distribution center on Tabas La. for distribution world-wide. The business has outgrown the Malvern manufacturing facility, so they wish to expand their operations to the Creamery Way site. The company has 170 employees world-wide, including about 20 at the Exton warehouse. The company is regulated and inspected by the Food and Drug Administration and manufactures disposable garments, air sampling equipment, disinfectants and sanitizers, and equipment for transporting things around the facility. Some manufacturing will move to the Creamery Way site, but the Malvern site will remain in operation. There will be single shifts at all locations with production operating from 8:00 am to 4:00 pm and administration from 8:00 am to 5:00 pm; the building will be open from 6:00 am to 6:00 pm. About 50 people will be moved to the Creamery Way site when it is fully completed in 4 to 5 years. The operation will use about 6,000 gallons of water per day, none of which will be sent down the drain. Regulations require that everything entering and leaving the building is documented.

Ms. Nardone commented on the concept of a corporate park that allows residential making a desirable place for people to live and work. She emphasized the need to make the site visually appealing with attractive and safe pedestrian connections to encourage interactions among the various sites.

Mr. Weller pointed out that the Applicant is not required to construct all of the required parking if it is not needed at this time, but merely needs to show that it can be provided when needed. This would improve the visual until the parking is needed. The Applicant will look at this.

Mr. Marshall noted that a few of the truck stalls looked tight. Mr. Gibbons said the truck-turning software used a larger truck than was needed. The possibility of removing some parking spaces was discussed which would allow more room for trucks to maneuver. The possibility of solar panels and rooftop design was discussed.

Mr. Brion said the Applicant will provide reasonable landscape buffering between the residential community and will repair the pedestrian pathways, but did not feel the Applicant should be required to replace the current asphalt paths with concrete sidewalks, and suggested the Township use the open space fee of approximately \$100,000 to install concrete sidewalks. Ms. Gleason pointed out that the open space fee and the sidewalk requirement are two separate issues.

Ms. Gleason brought up an item for consideration during the land development process concerning left-hand turns from Creamery Way onto Campbell Boulevard. Vehicles currently turn into the southbound

lane because of the way the center island has been cut down. It was felt this could be resolved with the addition of a centerline stripe.

MOTION: To recommend that the Board of Supervisors approve the conditional use application for "475 Creamery Way" as depicted on the 20-sheet drawing set prepared by D.L. Howell and Associates for 475 Creamery Partners, dated December 18, 2019, with the following conditions:

1. The Decision and Order for this property dated March 11, 2003 is hereby repealed and replaced by the following conditions.
2. Consideration of a waiver from §270-20.A, -20.B, -20.C of the Stormwater Management Ordinance such that infiltration of stormwater is not required, pursuant to comment #1 of the Spotts, Stevens and McCoy review dated January 13, 2020.
3. Consideration of a partial waiver from Sec. 281-35.E(3) of the S/LDO regarding the need for street trees along the Campbell Blvd. right-of-way.
4. Payment of a traffic impact fee, pursuant to Township Ordinance No. 427 and as advised by Traffic Planning and Design.
5. Payment of a fee in lieu of setting aside permanent open space, pursuant to §281-47 of the Subdivision and Land Development Ordinance.
6. The existing pedestrian paths around the perimeter of the tract shall be reviewed and segments requiring repair or replacement shall be identified to the satisfaction of the Township; the Applicant shall be responsible for such repairs and/or replacement.
7. Landscaping shall not compromise the functionality of the stormwater management facilities.
8. Resolution of all remaining consultant concerns to the satisfaction of the Township.
9. Payment of all outstanding Township invoices within thirty days of the approval of the Decision and Order.

ACTION: Passed, 5-0 (Marshall/Gordon)

V. NEW BUSINESS

None.

VI. ANNOUNCEMENTS

Mr. Weller announced that the February 4 agenda will include the Exton Knoll development and a new sketch plan for the MacIntyre/Stratton tract.

VII. ADJOURNMENT

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

Recording Secretary,



John Weller, AICP

Director of Planning & Zoning