

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the second February meeting

February 19, 2019

Members Present

Anita Nardone, Chairman
Joe Altimari
Jeff Glisson
Mark Gordon
Rajesh Kumbhardare
Glenn Marshall
Ray McKeeman

Township Personnel Present

John Weller, Director of Planning & Zoning
Justin Smiley, Township Planner
Mimi Gleason, Township Manager
Ted Otteni, Public Works Director

I. CALL TO ORDER

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 February 5, 2019 (Altimari/McKeeman)

ACTION: 7-0

III. PUBLIC COMMENT

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

IV. PLANS

1. Brandolini
Address: 297 Kirkland Ave.
First Review: Final Subdivision
Request: Subdivision to create seven lots for single family detached homes.

Applicant James Brandolini and engineer Adam Brower of E.B. Walsh & Associates were in attendance to present the project.

John Weller provided a summary of the plan for subdivision of a vacant lot located at 297 Kirkland Ave. into seven lots for single-family detached homes. The site is an undeveloped lot covering 6.5 acres adjacent to the PA Route 100 expressway with about 570 feet of frontage on Kirkland Ave. A narrow strip of land along the Kirkland frontage is in West Goshen Township, but we have communication from West Goshen stating that they do not wish to review the plan.

The Board of Supervisors approved the preliminary plan for this project on October 10, 2018. During the preliminary plan review, various neighbors expressed concerns about stormwater management, existing drainage problems along Sweet Briar Rd., and how the sanitary sewer will connect to the existing main in Sweet Briar Rd. Tonight is the Applicant's first presentation of the final plan to the Commission.

Mr. Weller advised that remaining consultant concerns were relatively minor but suggested that the Commission discuss the following issues with the Applicant:

- The design of the sidewalk on Lot 7, as per the TPD review.
- The inspection and possible replacement of the storm pipe under Kirkland Ave., pursuant to the reviews from both the Director of Public Works and SSM.
- Assuring that the future owners of Lots 5, 6, and 7 are aware of any restrictions associated with the TEPPCO pipeline easement, pursuant to the County Planning Commission review.

Mr. Brower explained that the design of the sidewalk was affected by an existing guide rail; also, continuing it east along Kirkland is not desirable since there is no sidewalk along the overpass over PA Route 100, and there are no sidewalks along the south side of Kirkland to connect to. After discussion, it was agreed that the Applicant would provide a painted crosswalk across the proposed cul-de-sac to create a pedestrian loop within the development. The sidewalk on Lot 7 will connect to that crosswalk but will not be extended out to or along Kirkland.

Glenn Marshall asked if previous concerns about stop signs and speed limits on Kirkland Avenue have been addressed. Mr. Weller said the concerns were communicated to Chief Catov who was coordinating with West Goshen Township on the matter. Mr. Weller will check on the status.

With respect to the storm pipe under Kirkland Avenue, Mr. Brower said it was inspected and found to be structurally sound. He will schedule a time with Ted Otteni to inspect the pipe and will add the requested note to the plan.

Ms. Nardone asked for public comment on the plan:

Priscilla Munroe, owner of an adjacent property, said the sewer easement will run through her yard, and she will be meeting with Mr. Brandolini regarding the removal of some trees to accommodate the construction. She asked how much notice she would be given before the work begins, and Mr. Brandolini said he would give her as much notice as she wanted. Ms. Munroe was also concerned about the proximity of a water line to the easement. Mr. Brandolini said he will be responsible should anything happen to the water line during construction. Ms. Munroe then asked about the size of replacement trees. Mr. Weller explained the Township's minimum size requirements for trees and noted that the restoration of the Munroe property will be guaranteed through the financial security agreement that the Applicant will be required to enter into as a condition of plan approval. Mr. Brandolini added that the easement agreement will also describe the responsibilities of the developer regarding the work to be done; he estimated the work on the Munroe property to begin this summer and finish by the fall.

Neighbor Steve McDermott noted a bad tree in the corner of his property. Mr. Brandolini said he could probably remove the tree if Mr. McDermott allowed him; they agreed to meet on-site.

Dave Dannehower of 1443 Sweet Briar Rd. asked who would be responsible for the maintenance of the proposed stormwater system. Mr. Brandolini replied that all of the homeowners would share in the responsibility. There was then discussion regarding how that would be accomplished in the absence of a homeowners' association. There were questions regarding how the required annual inspection of the basin and subsequent report to the Township would be completed, the costs involved, and the practicality of all future homeowners working together to maintain the system. Mr. Brower said the situation was similar to that of a shared driveway, and he believed that a document could be drafted that would commit the homeowners to maintaining the system. Mr. Brandolini said his attorney will draft such a document for review by the Township Solicitor.

Neighbor Lori McDermott asked the approximate size and price of the proposed homes. Mr. Brandolini said the average size is 2600 sq. ft. with an average price of mid-\$500,000s.

Mr. Otteni reported that he has been meeting with representatives from West Goshen Township regarding the stormwater that flows down Ashbridge Rd. into the rear yards of the homes along Sweet Briar. They have found that there is a high spot in the existing swale along Kirkland that causes ponding and eventually diverts runoff to the Sweet Briar Rd. properties. West Goshen personnel will re-grade the swale to eliminate the high spot so that water will then flow to the storm pipe under Kirkland and into the basin proposed by the Applicant. Mr. Brower stated that this basin had been designed to accommodate that runoff.

The Commission took no action on the plan. The Applicant will make the requested revisions to the plan and resolve the issue of maintenance responsibility for the stormwater system before returning.

2. 109 Coeway Ln.
Address: 109 Coeway Ln.
Second Review: Land Development
Request: Construction of a 2,160 sq. ft. Pole Barn

Applicant Todd Schneider and engineer Dave Rentschler of JMR Engineering were in attendance to present the project.

Mr. Weller reviewed the plan. The site is a 1.1-acre lot at the end of Coeway La., a private dead-end street, and is currently developed with a small office building, a parking lot, and several small sheds. The Applicant is proposing a pole barn as an accessory structure for storage related to the business as well as his personal use. Tonight is the Applicant's second time before the Commission; Mr. Weller stated that the Applicant had resolved the most critical concerns from the previous meeting.

The Commission discussed the project briefly with the Applicant.

MOTION: To recommend that the Board of Supervisors approve the land development plan for Todd Schneider for the construction of a 2,160 sq.ft. storage building and associated paving at 109 Coeway La. as depicted on the 5-sheet plan set prepared by JMR Engineering dated October 24, 2018 and most recently revised on January 29, 2019 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 West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §281-31 of the S/LDO such that no sidewalk need be provided along the Coeway La. frontage of the site.
3. Waiver of §281-35.G(1)(a) of the S/LDO such that no low screen need be provided, pursuant to comment #4a of the Theurkauf Design and Planning ("Theurkauf") review dated February 6, 2019.
4. Payment of a fee in lieu of preservation of permanent open space, pursuant to §281-47.B of the S/LDO.
5. All remaining consultant and Township Staff concerns shall be addressed to the satisfaction of the Township.
6. Execution and recording of the Township's Stormwater Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said documents, then the Board should authorize the Township Manager to sign these forms on behalf of the Township.

7. 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 Spotts, Stevens and McCoy and Theurkauf. If the Applicant makes no material revisions or additions to the standard form of the said agreements, then the Board should authorize the Township Manager to sign these forms on behalf of the Township.
8. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at time of application for a building permit, whichever comes first.

(Marshal/Kumbhardare)

ACTION: Passed, 6-1, with Mr. Gordon opposing.

V. OLD BUSINESS

1. Draft Township Bike & Pedestrian Plan

Commission members thanked Mr. Smiley for the detail and technical information provided in the Plan, noting that it will be useful in moving the Township forward in its quest to make pedestrian connections throughout the Township.

Mr. Smiley reviewed his memorandum. Projects are listed by priorities established by the resident survey. Mr. Smiley asked the members to review the priorities and provide comments or revisions. He noted that 5 of the 16 projects are already underway. Staff will ask the Board of Supervisors for a motion to authorization to advertise the Plan as an amendment to the Township Comprehensive Plan. As required by the Pennsylvania Municipalities Planning Code, the draft plan will be sent to all adjacent Townships, the West Chester Area School District, and the Chester County Planning Commission for their review. During the 45-day review period, in early April, we will hold a public information meeting to solicit public comment. It is our goal to have the adoption of the Plan on the agenda for the Board of Supervisors of May 8, 2019.

VI. ANNOUNCEMENTS

Mr. Smiley reviewed the plans scheduled for the March 5 meeting.

East Whiteland Township is holding a special public information meeting on February 27 regarding the possibility of a new SEPTA train station in their Township.

VII. ADJOURNMENT

The meeting adjourned at approximately 9:45 p.m.

Recording Secretary,


John R. Weller, AICP
Director of Planning & Zoning