

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

**Minutes of the Second meeting of February**

**February 20, 2018**

**Members Present**

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

**Township Personnel Present**

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

**I. CALL TO ORDER**

Chairman Andy Wright called the meeting to order at 7:05 p.m.

**II. REVIEW OF MEETING MINUTES**

**MOTION:** To approve the minutes for the meeting of February 6, 2018, with minor revisions as discussed regarding the public survey for the Township Bike/Ped. Plan.  
(Marshall/Nardone)

**ACTION:** Passed, 6-0-1 with Mr. Wright abstaining as he was not present at that meeting.

**III. PLANS**

1. Royal Paper (420 Clovermill, LLC)  
Address: 420 Clover Mill Rd.  
First Review: Conditional Use (CU)  
Request: Construction of an addition to an existing warehouse.

The Applicant is proposing a 66,146 sq.ft. expansion to an existing industrial building. Attorney Alyson Zarro of Riley, Riper, Hollin & Colagreco and Dave Rentschler of JMR Engineering, LLC were in attendance to present the project. John Weller began by providing a review of the project and the site's development history, noting that the Applicant had been granted relief from the building coverage limit by the Zoning Hearing Board on October 24, 2017 and that conditional use review is required due to the size of the addition.

Mr. Weller quickly reviewed the consultant letters, highlighting the most significant concerns: the possibility that trucks accessing the proposed loading bays would intrude into the western access drive, the parking provisions, the need for clear signage, and the possible need for a waiver from the requirement to provide a landscaped buffer around one of the stormwater basins to allow construction of parking shown as in reserve.

Ms Zarro reviewed the project, stating that the proposed addition would not increase the number of employees (40) or create a need for more parking. While they do not anticipate any need for the parking shown in reserve, they will still request the landscaping waiver during the land development review. Traffic around the loading bay should not create a problem as the western access drive is mostly used by trucks leaving the site. The SSM and Theurkauf comments are all "will

comply” items. Lighting plans are not required for conditional use review, but one will be included with the land development plan submission.

Ms Zarro questioned whether a fee in lieu of open space was proper; Mr. Weller acknowledged that the original development did not require a fee due to the amount of permanent open space provided, but that area of expansion in excess of the expansion originally approved would be subject to the fee.

MOTION: To recommend that the Board of Supervisors approve the conditional use application for “Royal Paper Products, Inc.” as depicted on the 14-sheet plan set prepared by JMR Engineering, LLC, dated January 10, 2018, such approval to include the following conditions:

1. The Applicant shall pay a traffic impact fee pursuant to the provisions of Township Ordinance No. 427, the amount of which shall be consistent with the requirements of that Ordinance as determined by the Township with the advice of the Township’s traffic engineer. Payment shall be made at or before the time that application is made for the first building permit for this project.
2. Pursuant to the provisions of §281-47.C(2)(a) of the Subdivision and Land Development Ordinance, the Applicant shall pay a fee in lieu of open space, the amount of which shall be the current value of \$16,242.45 ( $\$525 \times 30.938$ ) in May 1994, being the date of the adoption of the original requirement. Such current value shall be calculated using the “inflation calculator” feature on the website of the U.S Bureau of Labor Statistics or some other means agreeable to the Applicant and the Township.

(Nardone/Gordon) ACTION: Passed, 6-0-1 with Mr. Marshall abstaining.

2. Wawa (former Entenmann’s site)

Address: 690 E. Lincoln Hwy.

First Review: Sketch Plan

Request: Consideration of a Zoning Map amendment to allow a Wawa convenience store with gas pumps and other retail uses

The Applicant is proposing a 5,585 sq.ft. Wawa store and gas station, a 12,900 sq.ft. pharmacy, a 7,200 sq.ft. building with no indicated use, and additional parking for St. Mary’s Chapel. The sketch also includes the “couplet” design for the Ship Rd./Lincoln Hwy. intersection originally shown in the Township’s Act 209 Plan. Eli Kahn and Tim Townes of E. Kahn Development Corp. as well as various members of their team were present to discuss the project.

Mr. Weller gave an overview of various concerns regarding the project and the components of the proposed Ship Road couplet. He also noted that the project is not allowed by the current Zoning, and recalled that the Commission had considered an amendment to the Zoning Ordinance in 2017 to increase the areas where gas stations would be permitted. The Board of Supervisors did not act on that recommendation, citing a desire for further analysis. Various options were discussed, including allowing gas stations in additional zoning districts while retaining the requirement for access to either Lincoln Hwy. or Pottstown Pk. The possibility of amending the Zoning Map to make the subject property Office/Commercial was also considered favorably. The Commission directed Staff to proceed with draft for their consideration revisions to accommodate the proposed uses.

There was discussion on the following items:

- A full traffic study will be provided when an official plan application is submitted, by which time the final access and circulation design will be known.
- The Applicant stated that he was in contact with the owners of the adjacent Laborers' Training Facility regarding acquiring property for the Ship Rd. couplet. This may facilitate suggested improvements to the site layout, including shifting the Wawa store westward to allow more parking (especially for large trucks), providing a better buffer for St. Mary's Chapel, and moving the gas pump area to front the Ship Rd. Couplet instead of Lincoln Hwy.
- Architectural options for better integrating the new buildings into the neighborhood.
- Incorporating sidewalks and multi-use trails throughout the site.

Since this was a sketch plan presented for informal discussion, the Commission took no official action. The Applicant said that they planned to submit a revised plan for formal review in the near future. This submission will include more detailed information regarding site conditions and the design of the Ship Rd. Couplet. The Applicant also said that they will meet with adjacent property owners and Township Staff regarding plan details prior to making a submission.

### 3. Hanover Exton Square

Address: 181 N. Pottstown Pk.

First Review: Conditional Use

Request: Construction of a six-story, 342-unit apartment complex

The Applicant is proposing a six-story multi-family residential building with 342 dwelling units adjacent to the Whole Foods grocery store. Denise Yarnoff of Riley, Riper, Hollin & Colagreco; Cornelius Brown of Bohler Engineering; Chris Williams of McMahon Associates; Lisa Thomas of Glackin Thomas Panzak Inc.; and Dan Gordon and Steve Luna of Hanover were in attendance to present the project. Mr. Weller began with a review of the project, recalling discussion from the Planning Commission meeting on January 16, 2018 along with newest concerns in the consultant reviews. Mr. Weller also noted that he, Township Manager Mimi Gleason, and the Applicant attended a meeting with PREIT (the owner of Exton Square mall) on January 31, 2018 to discuss future plans for the mall.

Mr. Luna presented a new architectural palette in response to Commission's request that the building acknowledge local architectural styles and materials. Mr. Luna stated that the new palette was warmer, and was inspired by the colors used for the Whole Foods store. Revised renderings will be provided during the land development phase of the project.

Ms Thomas presented landscaping renderings addressing the Commission's concerns about the imposing mass of the building and the treatment of the stormwater basin along Pottstown Pk. The buffer will include a variety of evergreen and deciduous trees and shrubs along with fencing and signage. Landscaping concerns noted in the consultant reviews will be addressed during the land development phase.

The Commission and Applicant also discussed the following:

- The Commission repeated their desire for more information about plans for the future of Exton Square mall. While the Commission thought that the Hanover project would be an asset to the Township, they remained concerned about how it could affect - perhaps adversely - PREIT's plans for improvements to the mall site. Mr. Weller responded that in the January meeting with Hanover and Staff, PREIT repeated their commitment to Exton Square, their understanding of the Hanover project, and their interest in its success.

- The Commission again stated their desire that Hanover and PREIT plan for better connections to the surrounding community, including most particularly safe and well-designed pedestrian and bicycle crossings for Pottstown Pk. and Lincoln Hwy. that will connect with the Chester Valley Trail, Exton train station, and other areas of interest: these must not only be safe, but must *feel* safe. In the course of this discussion, the Commission stated they would recommend that the Applicant receive a credit against the required open space fee for costs associated with the design and/or construction of the intersection crossings as well as an improved pedestrian/bicycle link between these intersections within the mall property. The Applicant responded that they were amenable to this and would reach out to PREIT to discuss the crossings and the connecting sidewalk/trail. They expressed concern about the possibility of their project being delayed in the event of conflicts with other property owners or PennDOT. The Commission responded that they had no desire to unreasonably delay the project and suggested that the desired connection may be aligned to involve only PREIT property.
- The open space requirement was discussed in some detail. Mr. Weller noted that fee in lieu of open space for this project would be about \$1.14 million. He recalled that for the recently approved Parkview at Oaklands project, the Township allowed a credit against the fee for some of the amenities provided by the developer. The Commission was reluctant to support a dollar-for-dollar credit, noting that the Parkview project included substantial open space areas and improvements that were more visible to the public.

The Commission reviewed the conditions recommended by Mr. Weller and agreed to some revisions.

MOTION: To recommend that the Board of Supervisors approve the conditional use application for "Hanover Exton Square Residential Development" as depicted on the 9-sheet plan set prepared by Bohler Engineering, dated January 26, 2018, such approval to include the following conditions:

1. Consideration of a waiver from §270-20 of the Stormwater Management Ordinance such that infiltration of stormwater need not be provided, pursuant to comment #1 of the SSM Group review dated February 14, 2018.
2. Pursuant to the Traffic Planning and Design review dated December 4, 2017 and the provisions of Township Ordinance No. 427, the Applicant shall pay a traffic impact fee of \$140,259.75. Such payment shall be made at or before the time that application is made for the first building permit for this project.
3. Pursuant to the provisions of §281-47.B(2) of the Subdivision and Land Development Ordinance, the Applicant shall pay a fee in lieu of open space, the amount of which shall be approximately \$684,000 in May 1994 dollars, to be calculated into current dollars at the time the first building permit is issued. A credit towards the fee may be given for some or all of the estimated construction cost of the permanent outdoor recreational amenities being provided on the site by the Applicant and ultimately approved by the Board. The estimated cost shall be provided by the Applicant along with information sufficient for the Township to determine that a credit is appropriate and shall be reviewed and found acceptable to the Township Engineer. The amount may be further reduced by the value of other improvements, such as off-site sidewalk construction and designs for improved pedestrian crossings of Pottstown Pike at the west access to Exton Square and of Lincoln Hwy. at Iron Lake Blvd. Such designs shall be developed in cooperation with the Township and shall be deemed acceptable prior to any credit being allowed.
4. The architecture of the building as finally approved shall be consistent with the Town Center Design Standards and substantially similar to exhibits presented to the Board of Supervisors at the meeting of February 28, 2018.
5. Fire hydrants shall be placed to the satisfaction of the Township Fire Marshal pursuant to his

review dated February 15, 2018.

6. The building shall be provided with bi-directional amplifiers to allow for radio communication among emergency service providers in the event of an emergency situation, pursuant to the Chief of Police review dated February 14, 2018.

(Nardone/McKeeman)

ACTION: Passed, 6-0-1 with Mr. Marshall abstaining due to potential conflict of interest.

**IV. OLD BUSINESS**

None

**V. ANNOUNCEMENTS**

None

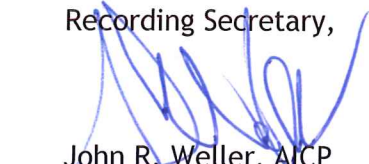
**VI. ADJOURNMENT**

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

ACTION: Passed, 7-0.

The meeting adjourned at approximately 10:52 p.m.

Recording Secretary,



John R. Weller, AICP  
Director of Planning & Zoning

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