

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the first March meeting

March 5, 2019

Members Present

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

Township Personnel Present

John Weller, Director of Planning & Zoning
Justin Smiley, Township Planner
Pam Gural-Bear, Asst. 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 February 19, 2019, as revised.
(McKeeman/Kumbhardare)

ACTION: 5-0 (Mr. Marshall had not yet arrived)

III. PUBLIC COMMENT

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

IV. PLANS

1. King Industrial
Address: 1420 Phoenixville Pk.
First Review: Land Development
Request: Construction of a 36,000 sq.ft. flex building

This item was withdrawn from the agenda at the request of the Applicant.

2. ARD Exton Pad, LLC.
Address: 109 N. Pottstown Pk.
Second Review: Land Development
Request: The construction of 2,455 sf addition and reuse of the existing historic structure.

Attorney Michael Gill from Buckley Brion, architect John Trotman from CoreStates Group, and engineer Ryan Whitmore with Landcore Engineering were in attendance on behalf of the Applicant.

John Weller provided an overview of the plan. The property is at 109 N. Pottstown Pk. and is the site of the historic Malvern Federal Savings Bank building. The Applicant proposes retaining the historic building, removing an addition built in 2001, and constructing a new addition. The Zoning Hearing Board granted the variances needed to allow the addition as shown on January 31, 2019, and on February 11, 2019 the Historical Commission passed a motion recommending approval. The Planning Commission first reviewed this plan on January 22, 2019, at which time the principal concern was the placement of the proposed sidewalk. The Applicant has since revised the plan, relocating the sidewalk

to be between the existing building and Pottstown Pk. as directed by the Commission and resolving most of the consultants' concerns.

The Commission reviewed the sidewalk placement with the Applicant. Since the Applicant prefers not to disturb the retaining wall between the building and Pottstown Pk., there are two possible alignments for the sidewalk. The Applicant has chosen to place the sidewalk at the top of the retaining wall, which is so close to the building that it needs to narrow down to a width of only four feet at one point. The alternative is to place it between the base of the retaining wall and the curb. The Commission concluded that the alignment shown was preferable, deeming the placement at the base of the wall too close to the cartway for pedestrians to feel safe. The Commission directed the Applicant to make the sidewalk at least six feet wide wherever possible and agreed to support a waiver from the minimum width requirement where necessary to accommodate the building. The Commission advised that they were not in favor of a pedestrian connection to the Whole Foods supermarket as recommended in the Theurkauf review.

Regarding the placement of the handicapped-accessibility ramps relative to the building entrances and handicapped-accessible parking spaces, it was noted that their placement is constrained by existing grades and that relocating them as suggested by the SSM review was infeasible. The Applicant agreed that the locations could probably be improved, and the Commission was content to allow this to be adjusted in the field rather than direct specific revisions to the drawings.

The Commission noted that the "stop" sign recommended in the Traffic Planning & Design review was not on the Applicant's property and therefore could not be made a condition of approval. Glenn Marshall cautioned the Applicant about lighting, noting that if Chase's own standards exceeded the Township limits on overnight lighting, the bank standards should control: additional lighting would benefit after-hours customers at the drive-through service, Township police responding to calls, and pedestrians using the adjacent sidewalk.

There was brief discussion regarding the number of proposed parking spaces: while the bank operation may not need all the spaces shown, it was noted out that they may be needed for after-hours users of the community meeting room.

MOTION: To recommend that the Board of Supervisors approve the land development plan for ARD Exton Pad, LLC for the partial demolition and construction of an addition to the existing building at 109 N. Pottstown Pk. as depicted on the 15-sheet plan set prepared by Landcore Engineering Consultants, PC, dated December 21, 2018 and most recently revised on February 7, 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 §281-32.C of the S/LDO such that curbs may have a reveal of at least six (6) inches rather than the eight (8) inches required by this section, pursuant to comment #1 of the Spotts, Stevens and McCoy ("SSM") review dated February 25, 2019.
3. Waiver of §281-36.B of the S/LDO to allow the placement of the street trees as shown on the drawing, pursuant to comment #5 of the Theurkauf Design and Planning ("Theurkauf") review dated February 18, 2019.
4. Waiver of §281-69.C of the S/LDO to allow the sidewalk widths as shown on the plan; that is, a 4-foot width is acceptable where shown to accommodate the placement of the building, but it shall be 6 feet wide where possible.
5. Payment of a fee¹ in lieu of preservation of permanent open space based upon the net increase in the ground-floor floor areas, pursuant to §281-47.B of the S/LDO.
6. Payment of a traffic impact fee in the amount of \$15,855.45, pursuant to Township Ordinance No. 427 and the Traffic Planning and Design review dated January 21, 2019.

7. The sidewalks shall be as shown on the plan drawing, providing a pedestrian way parallel to Pottstown Pk., the Planning Commission finding unnecessary the internal connection suggested by comment #1 of the Theurkauf review dated February 18, 2019.
8. All remaining consultant and Township Staff concerns shall be addressed to the satisfaction of the Township.
9. 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.
10. 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 Design and Planning. 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.
11. 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.

(Kumbhardare/Glisson)

ACTION: Passed, 6-0

3. Weston Tract
Address: 1400 Weston Way
First Review: Sketch Plan
Request: Construction of 73 single-family homes and 79 townhouses on a 54-acre tract.

Mr. Weller began the discussion by describing the subject tract, a 54-acre office campus in the southeastern corner of the Township that is zoned O/L Office/Laboratory and is currently the headquarters for Weston Solutions. There are four historic structures on the property: the Morstein Manor House, the Twelve Oaks farmhouse, Morstein Station, and the Morstein Gate House. There are no FEMA-designated floodplains or significant steep slopes on the property; the area along King Rd. is heavily wooded. The plan proposes to retain only the Morstein Manor House and the Morstein Station; all the remaining structures, including the non-historic office buildings, will be demolished. The plan proposes 73 single family homes on smaller lots (appx. 6,900 sq.ft.) 79 townhouses. The units will be "age-targeted," but not age restricted. The project does not comply with current zoning regulations. In 2015, the Township considered re-zoning this site to R-2 Residential; the density now shown is significantly higher than permitted by the R-2 regulations.

Attorney Mike Shiring of Riley, Riper, Hollin and Colagreco; architect and planner Tom Comitta; engineer Andrew DeFonzo; and Area Counsel Thomas Smith and Senior Vice President of Homebuilding Operations Jon Fisher of K. Hovanian were in attendance to present the project. Mr. Shiring began by acknowledging that their plan would require both map and text amendments to the Zoning Ordinance. Next, Mr. Smith provided background on the Applicant and the project, stating that their research showed that there were not a lot of smaller single-family homes and that this plan was designed to meet that need. Mr. Comitta then provided some history of the Weston campus and the development of the proposed design, noting that they were trying to keep the impervious cover of the site less than what would be allowed under the current O/L zoning.

Mr. Marshall expressed concern over the proposed density and the demolition of the historic structures. Mr. Weller stated that using the carriage home cluster option provided in the R-2 district allowed a few more units than the standard R-2 regulations and saving a historic structure would result in a slight

additional bonus; he noted that the Woodledge community had been developed in this way. Ms. Nardone also expressed concern about the loss of the historic structures, adding that the Township values these structures and the uniqueness that they bring to a project. She encouraged the Applicant to explore ways to include the preservation and re-use of these buildings as part of their project; the Applicant responded that they would do so.

The Applicant presented renderings of homes currently being built in other K. Hovnanian communities and noted that the homes proposed for this project would feature Chester County stone facades. They estimated that pricing for the townhouses would begin at about \$600,00 and the single-family homes would begin around \$650,000.

There was discussion about the density of other projects currently under review by the Township. Mr. Weller pointed out that the higher density projects were all located along the Lincoln Hwy. corridor, which the Township had identified in its Comprehensive Plan as the preferred location for denser development. The Weston site is not along this corridor; furthermore, it is surrounded by lower density existing neighborhoods.

Ms. Nardone called for public comment on the project; there was none.

The impact of the Texas Eastern and Sunoco pipelines upon the design was noted. The Commission encouraged the Applicant to include walking trails and other recreational amenities in the project since there are no nearby recreation areas.

Supervisor Michele Moll, a resident of Ryerss Hunt, said she was not in favor of a zoning change citing traffic concerns especially at Ship and King Rds. Mark Gordon suggested that the Commission compare the number of trips that would be generated if the site were developed under the R-2 regulations with what would result if the site were fully built out under the current O/L regulations.

Stacy Young, an employee of Weston Solutions, estimated the current number of Weston employees to be 300, with a number being in the field as opposed to on-site campus. She noted that there is a walking trail on the old railroad easement and added that traffic noise from the US Route 202 expressway can be heard from the trail.

The Applicant thanked the Commission for their comments and said that they would consider reducing the density, the possibility of re-using the historic structures, and adding recreational amenities.

V. ANNOUNCEMENTS

Mr. Weller announced that the Township will host an open house about development at the Township Building on April 9 from 5:00 p.m. to 8:00 p.m. Staff representatives from each department will be attending; the Commission was encouraged to attend as well.

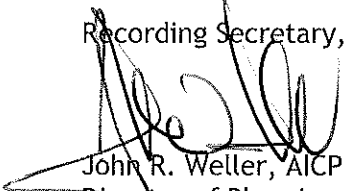
The only item of business on the agenda for the March 19 meeting is the matter of the proposed Zoning Ordinance amendment to accommodate proposed development at the intersection of Lincoln Hwy. and Ship Rd.

Mr. Gordon reported on the presentation at the East Whiteland Township Building regarding the potential for a new SEPTA train station along PA Route 352. He is expecting additional information from the Township; they will also post related information on the Township website.

VI. ADJOURNMENT

The meeting adjourned at approximately 9:15 p.m.

Recording Secretary,



John R. Weller, AICP

Director of Planning & Zoning