

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the first meeting of March

March 6, 2018

Members Present

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

Township Personnel Present

John Weller, Director of Planning & Zoning
Justin Smiley, Township Planner

I. CALL TO ORDER

Chairman Andy Wright called the meeting to order at 7:02 p.m.

II. REVIEW OF MEETING MINUTES

MOTION: To approve the minutes for the meeting of February 6, 2018.
(Wright/Marshall)

ACTION: Passed, 7-0

III. PLANS

1. Mini Self-Storage L.P.
Address: 1464 Pottstown Pk.
First Review: Land Development
Request: To construct an 88,000 sq.ft. self-storage facility on the 2.66 acre site.

The Applicant was represented by Gina Gerber of Riley, Riper, Hollin and Colagreco; Lisa Thomas of Glackin Thomas Panzak; C.J. Bock of Bohler Engineering; and Kevin McLaughlin and Steve Watchorn of The McKee Group. John Weller described the project, noting that the Board of Supervisors had granted conditional use approval for it in December 2017. He reviewed the most significant comments from the consultant reviews.

Ms. Gerber also discussed the consultant reviews, stating that all of the remaining concerns were “will comply” items. She questioned the need for a waiver from §281-35.G(1)(b) of the S/LDO as stated in the Theurkauf review, maintaining that the “storage buildings” cited in the text were accessory structures, not a principal use. Even so, the Applicant is willing to revise the landscaping to replace some of the deciduous trees with evergreen trees along the front of the property as recommended by Theurkauf. The Commission and Staff were agreeable, and the language of the recommended condition was revised accordingly.

There was discussion regarding two mature trees (an ash and a sycamore) on the property that the Applicant intends to preserve. Theurkauf questions whether the proposed protection measures are sufficient to assure their long-term survival. Lisa Thomas stated that she was of the opinion that these trees would survive the construction process, adding that the site could not accommodate all of the compensatory plantings that would be required for the removal of the trees. Following discussion, it was agreed that the Applicant would be required to provide a combination of compensatory plantings and cash donation to the Township tree bank in the event that either or both of the trees did not survive the warranty period for the new landscaping.

There was additional discussion on the following items:

- Regarding the connection to the existing stormwater inlet on Pottstown Pk. recommended by SSM, C.J. Bock confirmed that they are continuing to pursue this option in cooperation with PennDOT.
- The Commission confirmed their preference that the Applicant contribute to the sidewalk fund in lieu of provide sidewalk along the Pottstown Pk. frontage.
- The proposed cupolas for the building was discussed as well as the elevation of the property and views from surrounding areas. The Commission stated that they liked the cupolas, but the Applicant noted that whether they are installed would depend upon whether one of the neighbors was agreeable, as noted in the conditional use Decision and Order.

MOTION: To recommend that the Board of Supervisors approve the land development plan for “Proposed Self Storage Facility: 1464 Pottstown Pike” as depicted on the 25-sheet plan set prepared by Bohler Engineering dated January 31, 2018 and Glackin Thomas Panzak dated May 16, 2016, most recently revised January 26, 2018, 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 Subdivision and Land Development Ordinance (“S/LDO”).
2. Waiver of §281-31.A of the S/LDO such that no sidewalk need be provided along the Pottstown Pk. frontage, provided that the Applicant makes a contribution to the Township’s Sidewalk Fund of an amount equivalent to the construction cost of such a sidewalk.
3. Waiver of §281-33.C(6)(c) of the S/LDO such that no growth rate diagrams need be provided, pursuant to comment #11 of the Theurkauf review dated February 22, 2018.
4. Waiver §281-33.D(7)(a)[2] of the S/LDO regarding species diversity, pursuant to comment #10 of the Theurkauf review dated February 22, 2018.
5. Pursuant to comment #4 of the Theurkauf review dated February 22, 2018, additional evergreens shall be added to the site element screen in lieu of identified deciduous trees, to be determined.
6. Waiver of §281-36 of the S/LDO to allow the proposed street trees to be placed as shown on the plan, outside of the street right-of-way, pursuant to comment #5 of the Theurkauf review dated February 22, 2018.
7. Waiver of §281-37.B of the S/LDO to allow the relocation of three (3) trees from parking lot islands, pursuant to comment #6 of the Theurkauf review dated February 22, 2018.
8. Waiver of §281-37.D of the S/LDO to allow relocation of the required building area landscaping as shown on the plan, pursuant to comment #7 of the Theurkauf review dated February 22, 2018.
9. The cupola elements shown on the roof of the proposed building shall be constructed only with the approval of Mr. Vernon McIntyre, pursuant to condition #2 of the D&O.
10. The Applicant shall copy the Township on all correspondence with PennDOT regarding their application for a Highway Occupancy Permit, pursuant to condition #3 of the D&O.
11. The ash tree along the southern boundary and the sycamore near the northwest corner shall be preserved. In the event that either or both do not survive until the time that the warranty for the other landscaping expires, then the Applicant shall make a donation to the Township tree bank equivalent to the cost of the replacement trees that cannot be accommodated on the site.
12. Pursuant to comment #7 of the SSM review, the Applicant shall further explore the feasibility of connecting to the existing stormwater main near the northeastern corner of the site.

13. The Applicant shall pay a traffic impact fee pursuant to the provisions of Township Ordinance No. 427. The final amount of the fee shall be determined and paid in full at the time of application for a Building Permit, pursuant to condition #5 of the D&O and comment #1 of the TPD review dated February 28, 2018.
14. The Applicant shall pay a fee in lieu of donation of open space, pursuant to §281-47.C of the S/LDO and condition #6 of the D&O. The final amount of the fee shall be determined and paid in full at the time of application for a Building Permit.
15. The Applicant shall execute and provide to the Township a recordable, notarized copy of a memorandum containing a metes-and-bounds description of the property and stipulating the terms and conditions of the D&O and shall consent to the recording of same by the Township in the office of the Recorder of Deeds of Chester County at the time that the land development plan is recorded, pursuant to condition #7 of the D&O.
16. Resolution of all remaining consultant concerns to the satisfaction of the Township.
17. Execution and recording of the Township's Stormwater Management Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice.
18. 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.
19. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at the time of application for the first construction-related permit, whichever comes first.

(Nardone/Marshall) ACTION: Passed, 7-0

2. King Industrial
Address: 1420 Phoenixville Pk.
First Review: Conditional Use
Request: To construct a non-residential 42,400 sq.ft. building.

The Applicant is proposing a new light manufacturing/flex space warehouse to be placed between two existing buildings on the site with similar uses. Brian Nagle of MacElree Harvey and Andy Eberwein of E.B. Walsh Inc. were present to discuss the project.

Mr. Weller reviewed the consultant concerns, noting the need for additional information regarding truck circulation, parking configuration, and stormwater management. Mr. Nagle began by saying that the new building would house traditional light industrial uses, such as light manufacturing, warehousing and distribution, and contractor space. The Commission agreed that the use was appropriate for this location and that there is a need for such space in the Township, but they had some concerns and directed the Applicant to address them in their next submission:

- There was an overall lack of information about the proposed use(s), which prevents the Township from determining compliance with its regulations and whether the conditional use criteria have been satisfied. The proposed building appears to be sited with little consideration for the other buildings on the property, and the "outdoor material storage" and "outdoor display" locations do not appear well considered, occupying apparently random areas of existing paving. Mr. Eberwein responded that the circulation design is dictated by lease arrangements with the current tenants, including accommodations for truck loading and display areas. He will research the leases to determine when they expire and whether it would be feasible to revise the layout.
- There was not enough information for SSM to determine compliance with our Stormwater Management Ordinance. Mr. Eberwein expressed confidence that the site would be able to meet

our standards. He also stated that the existing stormwater basin will be expanded and new stormwater storage will be placed under some of the paved areas. Mr. Eberwine will meet with SSM to review this matter prior to resubmission.

- There was discussion on how trucks and emergency vehicles would maneuver safely through the site, particularly in relation to the parking areas. The Commission questioned the need for the proposed parking shown. Mr. Weller suggested that existing number of parking spaces may be sufficient for Zoning compliance; additional parking could be shown on the plan as “in reserve” and constructed only if needed.
- The Applicant is not proposing sidewalk but is willing to make a contribution to the Township sidewalk fund in lieu of construction.
- Landscaping and lighting plans must be provided to show compliance with Township regulations. Mr. Eberwein stated that these will be provided with the next submission.

There was no action on the plan. The Applicant said that they would revise the plan to address the Commission’s comments and re-submit it for further review.

IV. NEW BUSINESS

1. Historical Commission recommendation to reclassify Historic Sites 206 (John Roberts Thomas tenant farmstead) and 302 (Malvern Federal Bank) from Class II to Class I.

Roberta Eckman and Joe McCormick of the Township Historical Commission were present to discuss the reclassification of the two historic sites. Mr. Weller reviewed the Historic Resources Map and the existing classification system. He noted that map and accompanying handbook are the principal resources used by the Historical Commission for reviewing land development plans, conditional use applications, Zoning variance requests, and demolition permit applications.

The Historical Commission has determined that the two sites mentioned were incorrectly listed as Class II resources. Since they are both eligible for inclusion on the National Register of Historic Places, they qualify as Class I resources. This is a significant distinction since the process for securing a demolition permit is more stringent for a Class I resource than for any other class.

There was extensive discussion about the Malvern Federal Bank building and its owner’s recent application for a demolition. Mr. Weller noted that the application remains incomplete and that Staff has been in communication with Karen Marshall (Heritage Preservation Coordinator for Chester County) and State personnel regarding the matter and the possible need for a Section 106 review. There was further discussion regarding possible alternatives to demolition of the Bank.

Mr. Weller noted that §325-83.B of the Zoning states that the Historic Resources Map may be revised “...by legislative action of the Board of Supervisors.” While this does not specifically require Planning Commission review, the Board has directed Staff to seek the opinion of the Planning Commission on the matter, giving particular attention to possible unintended adverse impacts.

Ms. Eckman gave a brief presentation of how various historic resources have been incorporated into development projects in the area.

The Commission offered to assist the Historical Commission with the review of any plans that were to come in for the Malvern Federal Bank particularly for adaptive reuse.

MOTION: To support the Historical Commission recommendation to amend the Historic Resources Map by changing sites 206 and 302 from Class II to Class I.

(Gordon/McKeeman) ACTION: Passed, 7-0

V. ANNOUNCEMENTS

Mr. Weller noted that he had met with representatives of The Hanover Company about providing sidewalks along Exton Square Pkwy. and improving the pedestrian crossings at the Pottstown Pk./Exton Square Pkwy. and Lincoln Hwy./Exton Square Pkwy. intersections.

Justin Smiley announced that there were no plans scheduled for review at the March 20 meeting; the Commission agreed to cancel it. Mr. Smiley also stated that the public survey for the Bike/Ped. Plan will be completed and made public in the next few weeks. It will be available online, and hard copies will be provided at select locations around the Township. Commission discussion on the Plan document will follow, possibly in May.

Andy Wright announced that East Whiteland Township is hosting a public meeting for their Route 30 Corridor Plan on March 8. He also asked about the status of the ordinance revisions discussed at prior meetings (i.e., landscaping, gas stations). Mr. Weller responded that these are still being drafted and should be ready to review at a future meeting, most likely May or June.

VI. ADJOURNMENT

MOTION: To adjourn the meeting. (McKeeman/Kumbhardare)

ACTION: Passed, 7-0.

The meeting adjourned at approximately 9:32 p.m.

Recording Secretary,



John R. Weller, AICP
Director of Planning & Zoning