



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the First April Meeting
April 10, 2019

1. Call to Order

Chairwoman Theresa Santalucia called to order the first April business meeting at 6:30 p.m. Those present besides Ms. Santalucia were as follows:

Michele Moll	-	Vice-Chairman
Beth Jones	-	Member
Mimi Gleason	-	Township Manager
Pam Gural-Bear	-	Assistant Township Manager
John Weller	-	Planning & Zoning Director
Ted Otteni	-	Public Works Director
Joseph Catov	-	Police Chief
Amy Heinrich	-	Finance Director
Vince Pompo	-	Solicitor

ANNOUNCEMENTS:

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of litigation and personnel.

Trash Collection Surveys are due by Friday, April 12.

The Egg Hunt will be held on Saturday, April 13 at 10:00 a.m. at Boot Road Park.

PUBLIC COMMENT:

None.

CONSENT:

Ms. Jones made a motion, seconded by Ms. Moll, to approve the Consent Agenda consisting of the following:

- Accounts Payable Warrant Report dated April 10, 2019
- Resolution 2019-16 Disposition of Media
- CVS Whiteland Towne Center Closeout

Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

BUSINESS:

1. Approval of March 27, 2019 Minutes

Ms. Moll made a motion, seconded by Ms. Santalucia, to approve the March 27, 2019 Minutes. Ms. Santalucia called for public comment and there were none. The motion was approved 2-0-1. (Ms. Jones abstained).

2. Township Commission Updates – Updates from Board Liaisons

Ms. Jones reported that the Public Services Commission is currently working with Township staff on the trash and recycling collection survey. West Chester Area Council of Governments will meet on Thursday, April 25.

Ms. Moll reported that the Planning Commission reviewed a sketch plan for residential redevelopment of the Weston property which will require a zoning change. No formal application has been submitted at this time.

Ms. Santalucia reported that the Historical Commission met on Monday, April 8, and listened to a presentation on the process of becoming a Certified Local Government under the auspices of the PA Historical and Museum Commission. Certification may require a change in how the Commission ranks historic properties, so the Commission is giving the matter further consideration. Ms. Santalucia will be attending the PSATS Convention in Hershey.

3. Motion to Authorize Advertisements: Ship Road & Lincoln Highway – Discussion of Zoning Amendment Improvements

Mr. Weller reviewed his Memorandum dated April 5, 2019. Since early 2018, the Township Planning Commission has been considering Zoning Ordinance amendments around the intersection of Ship Road and Lincoln Highway to accommodate the redevelopment of the former Entemann's store and the southern portion of the adjacent Laborers' Training Facility at 500 E. Lincoln Highway. Current proposals from two different developers are for 155 residential dwelling units on the Laborer's property, and a Wawa convenience store and two other retail pads on the Entemann's site. The two developers (NVR Homes and Kahn Development) have been working cooperatively with each other. The proposed plans call for the developers to construct the southern portion of the Ship Road Couplet, which is part of the Township's transportation plan, which would be a significant factor in mitigating the traffic impact at the intersection. The plan was presented at the Planning Commission meetings on February 6 and March 19 where residents expressed concerns about traffic volumes and the effect of the plan on the intersection. Kevin Johnson, of Traffic Planning & Design, the Township's traffic consultant, was at the Planning Commission meetings and presented how the Couplet would mitigate traffic. The Planning Commission's vote to recommend that the Board of Supervisors approve the amendment resulted in a 3-3 tie resulting in no official recommendation from the Planning Commission.

Mr. Weller highlighted the changes in the proposed amendment which include addition of some new definitions, as well as allowing retail operations in the O/R zoning district, but only for buildings that are within 750 feet of the intersection of Ship Road and Lincoln Highway. Also,

Minutes of First April Business Meeting
April 10, 2019

there is a specific provision to allow gas stations with convenience stores in the O/R zoning district within the same 750' perimeter of the Ship Rd./Lincoln Highway intersection and keeping the current restriction that they must have access to either Lincoln Highway or Pottstown Pike. Also, the proposed amendment would allow the O/R zoning district to have a high-density single-family housing option on tracts of 40 or more acres. Proposed amendments to the Subdivision and Land Development Ordinance would allow for alternative design standards for streets in projects that utilize the high-density single-family option.

Mr. Weller said that Township staff is respectful of the public concerns regarding this project but continues to support the amendment. He said the traffic concerns were anticipated and staff believes the Couplet will mitigate traffic. He added that Mr. Johnson indicated at the Planning Commission meetings that even if only the southern portion of the Couplet was constructed, traffic would still be mitigated. Mr. Weller added that this is an opportunity for a very significant and costly piece of Township infrastructure to be constructed without the use of public dollars, and noted that if the amendment is not approved, the properties in question will still be developed, but without the benefit of the Couplet. Should the Board of Supervisors vote to advertise the amendment, drafts will be forwarded to the Chester County Planning Commission for a 30-day review, and a public hearing will be held to consider adoption of the amendment. The earliest the hearing could be scheduled is May 22.

Ms. Moll asked for clarification regarding the assumptions used in the traffic study performed by TPD such as what type of retail stores were used in the traffic analysis, when is the current peak traffic time for the Ship/30 intersection considering the school zone, and did the study consider additional turns required for traffic needing to make a left turn onto Route 30 and needing to proceed through the couplet and back around to Ship Road and 30. Mr. Weller did not have the specific assumptions that TPD used but stated that PM peak trips were used in the analysis. Ms. Moll expressed concerns that the traffic analysis may be flawed, noting that the Institute of Traffic Engineers states that AM peaks should be used and traffic volumes from adjacent streets should be included. She felt more information was needed before moving to advertise the amendment. She felt that a vehicle leaving the proposed Wawa site could possibly make three turns therefore possibly adding trips and wanted to be sure that TPD factored these into the analysis. For example: a vehicle wanting to make a left turn onto Route 30 from the Wawa would not be able to turn left from the parking lot; the car would need to turn left onto the new couplet road towards Ship Road, then make a left onto Ship Road and then another left onto Route 30. Ms. Gleason added that the cars would not have to go through the couplet, that they could use the road in front of the St. Mary's Chapel and proceed to Ship Road. Ms. Moll was concerned that would bring too much traffic in front of the historic Chapel. Ms. Moll then referenced a June 2018 study done by TPD of a Wawa project in Radnor Township stating that the study showed 20% more AM peak trips compared to PM peak. Ms. Moll stated that she was in favor of the Ship Road Couplet but was concerned that the additional traffic generated by the Wawa gas station would eliminate the benefits gained by the couplet. She felt strongly that the traffic study be performed during AM peak to ensure that the Wawa gas station would not bring more traffic than by-right plans stating that if the gas station will bring more traffic, she will vote "no". Ms. Gleason noted that much of the traffic generated from a Wawa is drive-by and that PM peak trips were presented at the Planning Commission meetings to compare with the analysis done in the Township's transportation capital improvements plan which call for the Couplet. Ms. Gleason said that Township can ask TPD to do a study of AM peak trips but added that the Board

Minutes of First April Business Meeting
April 10, 2019

is only being asked this evening to vote on authorization to advertise the amendments. Ms. Moll said she needed all of the facts before approving advertising.

Ms. Moll then brought up the issue of developers granting open space vs. payment of a fee in lieu of. She was concerned that the proposed amendment could require the Board to grant a waiver in instances where the Township would prefer to have the open space. Mr. Weller explained that the ability to pay a fee in lieu of open space is part of the Subdivision and Land Development Ordinance and not subject to a waiver.

Referencing Section 4E of the proposed amendment, Ms. Moll noted that the Planning Commission recommended that at least 50% of the dwellings in projects designed under the high-density single-family option be single-family detached dwellings. Mr. Weller said because the Planning Commission motion did not pass, he did not make the change in the proposed amendment but was agreeable to making the change.

Mr. Pompo said once the advertisement is placed and the draft is sent to the Chester County Planning Commission for review, any substantial change to the language of the amendment would need to be re-advertised and sent to CCPC again.

Public comment was received from the audience.

Lou Colagreco, representing NVR Homes (the residential developer) said the matter has been discussed for over a year, and the developer cannot continue to get extensions from the seller of the property. He suggested that Ms. Moll's concerns and questions be submitted to TPD for response and vetting at the public hearing on May 22. Ms. Moll replied that although the developer may have been discussing the matter for over a year, this is the first time this has been brought before the Board of Supervisors.

Joseph Brion, representing Kahn Development (the commercial developer), agreed with Mr. Colagreco that finality on the proposed amendment is needed soon. He added that if the amendment does not pass, the developer will proceed with a by-right plan that could generate more new traffic volume in the AM peak times than a convenience store and single-family dwellings.

Rajesh Kumbhardare, West Whiteland resident and member of the Township Planning Commission, maintained that the Wawa in Radnor Township generated 20% more traffic because of the train station adjacent to the site. He felt the Township will be in bigger trouble without the Couplet. He added that building the Couplet at a later date will be much harder when homes have been built. He added that doing something is better than doing nothing. He could not attend the Planning Commission meeting the evening they voted on the amendments but would have voted in favor.

Most residents spoke in opposition to the Wawa, mostly because of traffic, but also out of concern about the impact of the Wawa next to St. Mary's Chapel. Ms. Jones said the Wawa helps bring the Couplet which helps alleviate traffic. She added that the Township could build the Couplet, but it would take a much longer time; it is very costly, and developers would continue to develop the properties with by-right plans. Mr. Brion said the current zoning regulations for

Minutes of First April Business Meeting
April 10, 2019

the Entemann's site allows townhomes and office space. These uses increase density – Wawa does not. He added that protections would be put in place for St. Mary's Chapel. Matthew Adams, of 690 East Lincoln Associates, said the particular driveway at St. Mary's will go away completely if/when Ship Road becomes one-way north, so St. Mary's Chapel will be protected.

Residents also questioned the impact on other intersections on Ship Road, including Gary Terrace and King Road. Ms. Jones said that funding for the study of this intersection will be in the Township's 2020 budget and will include impacts from development in surrounding municipalities such as East Whiteland and West Goshen. Ms. Gleason added that the point of the Ship Road studies is not to see what impact the proposed commercial/residential development will have on Ship Road, but rather what the cumulative effect is from other development within the Township as well as development in neighboring municipalities.

Tim Hubbard, of 697 Stonegate Court, was concerned that the Board of Supervisors would be so eager to achieve lower density that they would not see the negative details of allowing a convenience store. He further noted that Wawa stores are looking to provide even more service in the future, including drive-throughs and sit-down food service.

A suggestion was made that the Township obtain a traffic consultant that does not work for Wawa. Mr. Otteni said McMahon Associates is the conflict traffic consultant and suggested now might be the time to engage them.

Matthew Adams, of 690 East Lincoln Associates, speaking on behalf of the development company for the proposed commercial plan, shared some initial traffic numbers from their analysis. He said their analysis showed about 254 AM peak trips and 270 new trips for PM peak; about 6% less AM peak trips than PM peak trips. He said without a Wawa, the by-right plan of 80,000 sq. ft. of office space, 495 apartments, and 64 townhomes nets about 377 new trips vs. 270 from the Wawa plan. A by-right plan of 384 townhouses generated about 196 total new trips.

Keith Choper, of Balderston Road, asked if the Board was required to take a vote within a certain time after advertisement. Mr. Pompo responded that once advertised in the paper and notices sent out, the Board has to vote on the amendment within a certain time frame or else it will have to be advertised again. If a decision is not made at the hearing, then a new date will need to be advertised.

Ms. Jones said the Board has received a lot of input from residents on this topic and time to consider is built into the formality of the process. She reminded everyone that this is just the beginning of the process and even more input will be received at the public hearing. It is a complex decision with pros and cons to be weighed, but tonight's vote is only for whether or not to advertise.

Ms. Jones made a motion, seconded by Ms. Santalucia, to direct Staff to advertise and initiate the adoption process to amend Article II and Article VI of the Township Zoning Ordinance and Article IV of the Township Subdivision and Land Development Ordinance as presented tonight with two changes to Section 4 to "at least 50%" as discussed by Mr. Weller. Ms. Santalucia called for public comment and there were none. The motion was approved 2-1 with Ms. Moll voting against.

4. Bicycle and Pedestrian Plan – Authorization to Advertise

Mr. Weller reviewed Mr. Smiley’s Memorandum dated April 5, 2019, which sets out the Bicycle and Pedestrian Plan and the process for its adoption.

Mary Lewis suggested a small amount of sidewalk be added to the east side of Route 100 at Bartlett. She will show the section in question in a drawing and send to Mr. Weller.

Ms. Moll made a motion, seconded by Ms. Jones, to direct Staff to initiate the Comprehensive Plan amendment process and advertise for a public hearing for adoption of the Bicycle and Pedestrian Plan. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

5. Authorization to Advertise Bid: Broad Run Sewer CIPP

Mr. Otteni reviewed his Memorandum dated April 5, 2019. He noted that the bid would include two sections of pipe to be lined as a precautionary measure prior to pipeline construction and the cost would be fully reimbursed by Sunoco.

Ms. Jones made a motion, seconded by Ms. Moll, to authorize advertisement of the Cured-in-Place Pipe Repair Project and placement on PennBid and approve a budget amendment increasing the capital improvements line item in the sewer construction fund (03-4350-3702) by \$225,000. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

6. Staff Updates

Mr. Otteni announced that Clover Mill Road is now open. It is expected that Aqua will be done with its work on Whitford Road by the end of this week.

Ms. Moll said she has received concerns from residents regarding the construction in the Oaklands Corporate Center and the periodic closings of Creamery Way. Chief Catov said he will keep an eye on it.

Ms. Moll asked if the speed bumps can be removed from Waterloo Boulevard before the road is dedicated. Mr. Otteni said the developer has been unwilling to remove the speed bumps while they still own the road, but he will ask. At the same time, staff is beginning discussions with the developer about dedicating the road prior to completion of construction of all townhomes at Waterloo Reserve, after which the Township would own the road and the speed bumps definitely would be removed.

The Open House on April 9th was a huge success and similar events will be planned for the future. Ms. Santalucia suggested that the Historical Commission be included in future events so residents can become familiar with the work they do in saving historic structures within the Township.

Minutes of First April Business Meeting
April 10, 2019

ADJOURNMENT:

The meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Mimi Gleason', with a long horizontal flourish extending to the right.

Mimi Gleason
Recording Secretary