

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the first meeting of April

April 17, 2018

**Members Present**

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

**Township Personnel Present**

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

**Members not Present**

Andy Wright, Chairman

**I. CALL TO ORDER**

Vice-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 April 3, 2018.  
(Marshall/Gordon)

ACTION: Passed, 6-0

**III. PLANS**

1. King Industrial

Address: 1420 Phoenixville Pk.

Second 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 between two existing buildings with similar uses on the site. Since the prior review, the Applicant has enlarged the proposed building by 600 sq.ft. and added landscaping in the buffer areas. Andy Eberwein of E.B. Walsh Inc. was present to discuss the project.

The Commission advised that their principal concerns were the truck turning movements, the stormwater management system, outdoor storage, sanitary sewer line connection, landscaping buffers, and the need for a traffic study. Mr. Eberwein said that he would discuss the remaining stormwater concerns with the SSM and would also reach out to the Theurkauf regarding the buffer requirements. He assured the Commission that all the concerns would be addressed either before or during the land development phase. Other discussion addressed the following:

- TPD recommended that the site be designed to accommodate trucks as large as WB-62. Mr. Eberwein responded that the site had been designed to accommodate trucks up to WB-50, since that was the largest that could reasonably be expected on the site, particularly since the larger WB-62's cannot get to the site due to limitations on other roads in the area and along

Phoenixville Pk. particularly. The Commission concurred with this assessment, and stated that they were agreeable allowing the site configuration to remain as shown.

- Regarding the comments about outdoor storage, Mr. Weller advised that outdoor storage is not permitted as part of a warehousing operation, it is allowed for other uses subject to the provisions of §325-18.D(19) and §325-35 of the Zoning. Mr. Eberwein noted that all the storage areas will be on paved surfaces and will comply with all applicable Township regulations.
- Mr. Eberwein advised that information regarding the sanitary sewer connection had been inadvertently left off the drawing. He then provided a drawing showing that the Applicant is proposing a low-pressure force main from the site southward to the existing main in King Rd. The Township's Director of Public Works has reviewed this concept and agrees that this is preferable to the much longer gravity connection to the nearest main to the north. The new main will be owned and maintained by the property owner; planning modules are forthcoming.
- Mr. Eberwein will review the landscaping concerns with Theurkauf. Additional trees will be added to the buffer along the north and south sides of the property. Mr. Eberwein said that they would be asking for waivers from the requirement for a 25-foot buffer along the eastern side of the stormwater basin and from some of the parking lot landscaping.
- Commission questioned whether, in fact, the feasibility of the Stormwater management system had been shown given the copy of the plan and report that was viewed at the meeting. A small discussion was held on what constitutes 'feasibility' for the Conditional Use permit. Consensus was that our consultants will determine if enough technical data has been shown to support the sizing of a system that may later affect site layout.
- The Commission and Board Liaison Michele Moll expressed concern regarding traffic congestion in light of the other new development in the Township and the Reserve at Glen Loch in particular. Mr. Weller advised that the Commission recommend to the Board that a traffic study be made a condition of approval, noting that such a study would include an assessment of existing conditions along with the anticipated impacts of pending development.
- The Applicant will be requesting a waiver from the sidewalk requirement; they are willing to contribute to the Township sidewalk fund as a condition of a waiver.

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. OLD BUSINESS

##### 1. Zoning Amendment: text and map change in response to Wawa sketch plan

As previously directed by the Commission, Mr. Weller noted that the proposed amendment would allow gas stations in three additional zoning districts (O/R, O/C, and NC) and would retain the requirement to have access to either Lincoln Hwy. or Pottstown Pk. Principal discussion involved the question of whether to change the zoning around the intersection of Lincoln Hwy. and Ship Rd. from O/R to O/C. Such change would accommodate a proposed Wawa convenience store - recently reviewed as a Sketch Plan - as well as about a dozen existing commercial uses that are currently non-conforming.

Business owner John Reilly (co-owner of Reilly and Sons Inc. and the AmeriGreen gas station at 601 E. Lincoln Hwy.) expressed concerns about the impact the proposed zoning change and the Wawa would have on his and other businesses in the vicinity. He said that he has met with multiple business owners that share the same concerns that the Wawa could put them out of business. He was also concerned about the impact of additional traffic at the intersection. The Commission

thanked Mr. Reilly for reaching out to the other business owners and said they would consider their concerns in subsequent reviews of the project.

Mr. Weller read a letter from SS. Philip and James Church expressing concern with the proposed Wawa/Ship Rd. couplet, its impact upon their campus, and the effect on St. Mary's chapel.

There was discussion on the following items:

- The future use of the Sunoco tank farm along the north side of Lincoln Hwy. Mimi Gleason stated that Sunoco has advised that they intend to retain ownership for the foreseeable future.
- While the Commission was in favor of allowing gas stations in the NC, O/C, and O/R, they directed that language be added to protect historical resources. Mr. Weller suggested requiring additional setback distance and/or landscaped buffers when a gas station is proposed adjacent to a historic structure. The Commission was agreeable, and Mr. Weller said he would draft language to this effect.

There was no formal action on the zoning change, but the Commission directed Staff to revise the draft language to address the concerns raised during the discussion.

## 2. Bicycle and Pedestrian Plan Discussion: Public Survey, Existing Conditions, Public Meeting

Justin Smiley gave interim results of the public survey for the Bicycle and Pedestrian Plan. He noted that over 530 residents and non-residents have taken the survey and provided feedback about proposed projects. The survey will be available until the end of the month, after which the results will be analyzed for presentation at the public meeting. He reviewed the tentative timeline moving forward and the date of the public meeting, tentatively scheduled for the Planning Commission meeting of August 14. The Commission asked that the meeting be a joint meeting with the Board of Supervisors instead of holding two separate meetings. Mr. Smiley agreed and said he would coordinate with the Township Manager. Lastly, Mr. Smiley presented draft text analyzing the existing conditions, including demographic data, mapping, and other information related to the existing bicycle and pedestrian network.

## V. ANNOUNCEMENTS

Mr. Smiley announced the items on the agenda for the May 1<sup>st</sup> meeting, including the land development plans for the Hanover at Exton Square apartments and a building addition for PAC Strapping Products as well as a conditional use application for a change of a previously approved use at the historic West Whiteland Inn site.

## IV. ADJOURNMENT

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

ACTION: Passed, 6-0.

The meeting adjourned at approximately 9:33 p.m.

Recording Secretary,

  
John R. Weller, AICP  
Director of Planning & Zoning