

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the first meeting of May

May 1, 2018

Members Present

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

Township Personnel Present

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

Members not Present

Andy Wright, Chairman
Rajesh Kumbhardare

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 with minor revisions as discussed regarding the conditional use application of King Industrial.

(McKeeman/Marshall)

ACTION: Passed, 5-0

III. PLANS

1. West Whiteland Inn

Address: 609 West Lincoln Hwy.

First Review: Conditional Use

Request: To amend a previous conditional use approval to allow a Class I Historic Structure to be used as a business office instead of a cultural facility.

The Applicant previously received conditional use approval to adaptively re-use Township Historic Site #227 as an art gallery with an accessory apartment. They are now requesting an amendment of that approval to replace the art gallery with a business office; the apartment will be retained. Brian Nagle, Esq. of MacElree Harvey and the Applicant, Ms. Sherry McVickar, were in attendance to present the project.

John Weller gave a brief overview of the project, explaining the proposed use change for the historic stable. Mr. Weller briefly reviewed the comments from TPD, the Township's traffic engineer, noting that the issues were similar to those for the art gallery used. Regarding the traffic impact fee, TPD estimates 11 new p.m. peak-hour trips for the office use, one less than their estimate for the art gallery. Mr. Weller reminded the Commission that for the art gallery use they had elected to estimate the traffic impact at one p.m. peak-hour trip and to require the corresponding fee. Since TPD estimates that the p.m. peak hour trips generated will be slightly less for the office use,

Mr. Weller suggested that the Commission consider requiring the same fee; the Commission concurred. In additional discussion, Mr. Weller advised that the 10 off-street parking spaces shown were sufficient to satisfy the Zoning Ordinance requirement.

MOTION: To recommend that the Board of Supervisors approve the amendment of the conditional use Decision and Order for 609 W. Lincoln Hwy. approved on June 28, 2017 to allow the art gallery, being a type of “cultural facility,” to be replaced by a “professional or business office,” retaining the same conditions imposed by the previous Decision and Order, those being:

1. Left turns exiting the site to eastbound Lincoln Hwy. shall be prohibited.
2. The stone wall along the frontage to be removed only to the extent necessary to provide safe sight distance.
3. Should the volume of traffic ever exceed fifty (50) trips per day, the Applicant shall undertake such measures as may be necessary to secure a PennDOT permit for the existing driveway or a new driveway onto Lincoln Hwy., or shall be establish a new driveway connection to Fairway La.
4. Pay a traffic impact fee equivalent to one (1) p.m. peak-hour trip.
5. Provide documentation that the requirements of Zoning §325-86.B(3) have been met.
6. Provide a landscaping plan consistent with §325-86.B(6) of the Zoning and execute our standard landscaping restrictive covenant to assure its maintenance.
7. Provide standard administrative requirements and execution of documentation to be recorded by the Recorder of Deeds of Chester County.

(Marshall/Gordon) ACTION: Passed, 5-0

2. Crown Castle NG East, LLC
Address: 101 Arrandale Blvd.
First Review: Conditional Use
Request: To allow for the placement of a new 55’8” wood utility pole and wireless antenna facility at the said address.

The Applicant is proposing the placement of a utility pole with a distributed antenna system (DAS) node in the PennDOT right-of-way of Lincoln Hwy. at 101 Arrandale Blvd. John Shive, Janet Coleran, and Prashant Patel of Crown Castle were in attendance to present the project.

Mr. Weller informed the Commission that Crown Castle applied to place 13 DAS nodes in the Township. Six of these were permitted by right and the remaining 7 required Zoning relief. The Zoning Hearing Board granted all relief as requested at a hearing on March 29, 2018. For 6 of those nodes, the relief included being placed at locations not allowed by the Zoning. The Zoning permits the seventh node, which is the subject of tonight’s application, at this location by conditional use.

Mr. Shive gave a detailed overview of the Crown Castle DAS node network within the region and its effect on the cell phone data coverage. The Commission asked for the Applicant to address the Public Works Director’s comment on why the node had to be located on a stand-alone utility pole and not the existing PECO utility pole or nearby traffic signal. Mr. Shive explained that PECO would not allow a DAS node on this pole because it carries a primary power conduit. He added that the

pole for the traffic signal was considered, but their field testing determined that it was too short for the node to function as needed.

In further discussion, the Applicant stated that the pole will be owned and maintained by Crown Castle with the power supply provided by PECO through a PUC agreement. Crown Castle will also enter into a use agreement that will compensate the Township for use of the public right-of-way.

MOTION: To recommend that the Board of Supervisors approve the conditional use application of Crown Castle to allow for the placement of DAS node EMP-011 within the Lincoln Hwy. right-of-way at 101 Arrandale Blvd. as depicted in the Exhibit Book dated April 16, 2018.

(Marshall/Gordon) ACTION: Passed, 5-0

IV. ANNOUNCEMENTS

Mr. Smiley announced that the agenda for the May 15th meeting includes the land development plans for the PAC Strapping Products building expansion and the 140-unit Lochiel Farm residential development. There was a brief discussion regarding the Lochiel Farm project and the suggestion that the Applicant meet with the neighboring residents before the meeting. Mr. Weller responded that he had already made this recommendation to the Applicant and that they indicated they would do so.

Mr. Smiley also announced that the Applicant for the Harry Simon land development project has submitted plans for review, but that they do not want to come before the Board until they have approvals from PennDOT, the Chester County Conservation District, and DEP.

IV. ADJOURNMENT

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

ACTION: Passed, 5-0.

The meeting adjourned at approximately 7:58 p.m.

Recording Secretary,


John R. Weller, AICP
Director of Planning & Zoning