

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the first May meeting

May 4, 2021

This was a virtual meeting; all participants attended on-line via Zoom.

Members Virtually Present

Mark Gordon, Chair
Dan Cote
Brian Dunn
MaryFrances McGarrity

Township Personnel Virtually Present

John Weller, Planning Director
Justin Smiley, Township Planner
Mimi Gleason, Township Manager
Pam Gural-Bear, Asst. Township Manager

Rajesh Kumbhardare, Board of Supervisors Liaison

I. CALL TO ORDER

Chairman Mark Gordon called the meeting to order at 7:01 p.m. Due to the ongoing Coronavirus pandemic the meeting was held virtually via Zoom, and Mr. Gordon asked that everyone observe video etiquette.

A moment of silence was observed for the members of the military that protect our nation and first responders who protect us locally on a daily basis here at home.

II. REVIEW OF MEETING MINUTES

MOTION: To approve the minutes for the meeting of April 6, 2021.
(Dunn/Cote)

ACTION: Passed, 4-0

III. PUBLIC COMMENT

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

IV. PLANS

There were no plans for review by the Commission.

V. OLD BUSINESS

1. Revisions to Plan Submission Requirements in Subdivision and Land Development Ordinance (S/LDO) and Zoning Ordinance

John Weller noted that the Commission previously reviewed changes to Articles II, III, and IV of the S/LDO and to portions of Articles IX and XVI of the Zoning Ordinance. Remaining is a review of Article V of the S/LDO which addresses the post-approval process and the vehicles by which the Township assures that development is constructed as shown on an approved plan. This typically includes these four documents:

- Stormwater Management Facilities Maintenance Agreement, assuring proper construction, maintenance, inspection, and reporting regarding stormwater management facilities.

- Landscaping Restrictive Covenant, assuring that the developer provides all landscaping shown on an approved plan, and that required landscaping is maintained and replaced if necessary.
- Developer Agreement, whereby the developer states that their project will be constructed as shown on the approved plan.
- Financial Security Agreement, whereby a developer establishes an escrow account (or similar financial arrangement) to assure that required and public improvements will be built, even if the developer abandons a project before its completion.

Referring to the draft of the proposed amendment, Mr. Weller explained that portions shown in blue (§281-54.A through -54.M) were directly from the Municipalities Planning Code (MPC) and that they were included to make it clear that the Township requires these items. The MPC allows these provisions, but does not require them, so including them in our own Ordinance eliminates any ambiguity as to their application.

Mr. Gordon said it would be helpful if Commission members could visit various approved developments to provide insight into what challenges may come about during plan construction. Mr. Weller will review various projects under construction or near completion and see if a visit can be scheduled.

Mr. Weller advised that Township consultants are currently reviewing various sections of Article V of the S/LDO with comments expected next week. A final draft will be presented to the Planning Commission on May 18 for a motion before proceeding to the Board of Supervisors.

FUTURE MEETINGS:

Mr. Weller said the Township would like to resume hybrid Commission meetings with Commission members, staff, and applicants physically present at the Township Building and public attendance accommodated by Zoom. It was agreed this will begin with the Commission's June 1st meeting.

VI. ANNOUNCEMENTS:

Justin Smiley reported that the ULI brainstorming committee held its first meeting on April 13 and discussed ways to implement the ULI recommendations and to engage the public. The committee's May 19 meeting will focus on "next steps".

Mr. Weller advised that Staff is meeting with McMahon Associates on May 5 to discuss a streetscape project. Also, last night the Act 209 Committee met and recommended increasing the traffic impact fee from about \$1200 to \$1449 per p.m. peak-hour trip. The proposed increase is based upon increased construction costs since the fee was initially adopted in 2015. The Board will convene a public hearing to review the recommendation before acting upon it. It was noted that plans currently under review will not be affected by any increase that may be implemented.

VII. ADJOURNMENT

The meeting adjourned at 7:32 p.m.

Recording Secretary,



John Weller, AICP
Director of Planning & Zoning