

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the first May meeting

May 7, 2019

**Members Present**

Ray McKeeman  
Glen Marshall  
Rajesh Kumbhardare  
Jeff Glisson  
Mark Gordon

**Township Personnel Present**

John Weller, Planning Director  
Justin Smiley, Township Planner  
Mimi Gleason, Township Manager

**I. CALL TO ORDER**

Vice-Chairman Mark Gordon 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 16, 2019. (McKeeman/Glisson)

ACTION: 4-0-1, with Mr. Gordon abstaining.

**III. PUBLIC COMMENT**

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

**IV. PLANS**

**1. Fedor Tract**

Address: 1250 Ship Rd.

First Review: Sketch Plan

Request: Subdivision of existing lot into two single-family lots with common driveway

Applicant Rudolph Fedor and Attorney Frone Crawford were in attendance to discuss the plan. Mr. Crawford said that Mr. Fedor has owned the property for a number of years but has been unsuccessful in developing it. A potential buyer was interested in using the site for a small warehouse, but the Zoning Hearing Board denied a use variance. Mr. Fedor also marketed the property as a building site for a single-family home but received no interest. Mr. Crawford acknowledged that the property is difficult to develop due to constraints imposed by a pipeline easement and the adjacent railroad. Several sketch plans have been submitted; the current plan is to subdivide the property into two lots, each to accommodate one single-family detached home. Mr. Crawford said he believes that the plan fully complies with the regulations of the R-3 zoning district and that the project will provide a type of modest housing not currently available in the Township.

There was discussion on the exact location of the pipeline and the challenges it presents. Mr. Gordon advised the Applicant to be sure that Sunoco will sign off on any plan and to be sure of the exact location of the pipeline.

Mr. Fedor has a highway occupancy permit originally issued in 2012 for a driveway onto Ship Rd. The Township Police have advised that the sight distance is good.

After much discussion, there was a general consensus among the Commission members that a commercial use would be preferable at this location, but they recognized that the Zoning did not allow

for that use and agreed that there was little point in returning to the Zoning Hearing Board. Members then suggested developing the site with a twin dwelling sited to minimize disturbance of the western part of the lot and to maximize the distance from the pipeline easement. It was noted that the R-3 district allows two-family dwellings, and the Applicant agreed to consider this. Mr. Crawford stated that the Planned Community Act would allow for shared maintenance of the lot. Mr. Weller said that he was not familiar with the Act but will look into it.

## **V. NEW BUSINESS**

### **1. Development Open Space Improvements Fee Discussion**

Mr. Weller began by recalling that the Commission had requested discussion on this topic due to difficulty experienced in applying our open space requirements to recent apartment projects. He then reviewed the current requirements and the different types of open space: environmental, recreational (public and private, passive and active), and decorative. He explained that the intent of the requirement is to accommodate new residents and workers without overburdening existing facilities. The principal questions are to decide what facilities should count toward the requirement and how should they be credited.

Mr. Marshall stated that he did not think credit should be given for any facility that could only be used by residents of the project. Mr. Glisson proposed pro-rating the credit for a private facility based on the number of residents in the development against the total population of the Township. Ms. Gleason pointed out that the issue with the Parkview at Oaklands project was the current formula: when applied to a development of that size, the formula resulted in a seven-figure fee, which was unreasonable. She suggested that the solution may be to revise the formula.

Mr. Weller noted that the current regulations provide guidance regarding when payment of a fee is preferable to dedication of open space, noting that the Township has never had any desire to own and maintain a large number of small parks. There was discussion about the cost of maintaining open space. Mr. Gordon suggested that the Ordinance state that the Township “may” accept the land for dedication but has the option to require the fee instead. It was noted that there are cases where getting land is desirable, such as if there is an opportunity to enlarge an existing park. It was also noted that the Keva Flats project has privately owned open space, but it is accessible to the public and abuts Miller Park, indicating that there is a public benefit even though it is not publicly owned.

Mr. Weller said that he would summarize these points for further discussion at a future meeting.

### **2. Discussion on TC - Town Center Zoning District Areas for Redevelopment**

The Commission discussed possible changes to the Town Center zoning regulations in anticipation of the Exton Mall redevelopment. The Commission discussed what they would like the Town Center District to look like in 20-30 years. Mr. Smiley showed a map of the TC District as the Commission discussed the area.

The Commission noted the recent new development in King of Prussia, stating that they felt that level of development was too intense for Exton. Mr. Smiley suggested regulations requiring some type of green plaza when the Exton Mall is redeveloped. Commission members like the Main Street at Exton plan with its green spaces and outside areas at World of Beer. They did not like the idea of an Amazon Distribution Center or similar facility in the Town Center, noting that this could be controlled through the use regulations in the Zoning Ordinance.

Mr. Glisson said he would like a live/work/play area, but the major roads chop the area into four separate quadrants. Mr. Smiley said the highways don't have to be seen as barriers, but pedestrian-

friendly crossings are needed. The Commission expressed a liking for the Eagleview development with its wide sidewalks and park-like settings.

Mr. Marshall suggested that areas south of Route 30 will never be more than they are currently due to environmental constraints and suggested they be removed from the TC District.

Ms. Moll brought up the issue of insufficient parking at the King of Prussia development due to apartment residents parking in the general parking areas rather than paying the monthly fee to park in areas designed for apartment dwellers. There was discussion on enforcement should this become a problem with Hanover residents using the Whole Foods parking lot.

The Commission will continue the discussion at the next meeting, and Mr. Smiley will check with the County for examples of similar projects in other municipalities that the Township could follow. Mr. Marshall suggested the Township consider preparation of a concept plan to use in discussions with property owners. Ms. Gleason said that could be considered for next year's budget.

### **3. Discussion on updating the Township's Official Map**

The Township's Official Map was adopted in 2004 and needs to be updated. The Board of Supervisors recently gave approval for Staff to begin the process of updating. Mr. Smiley said sidewalks constructed since 2004 will be added, as well as trails shown on the Bicycle and Pedestrian Plan, additional rights-of-way to accommodate the Ship Road Couplet and the widening of Lincoln Hwy., Pottstown Pk., and Whitford Rd. The Commission will continue to work on the update.

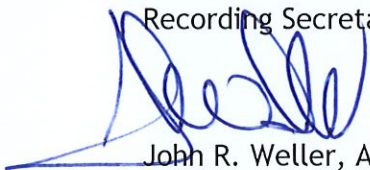
## **VI. ANNOUNCEMENTS**

The next Planning Commission meeting will be on Thursday, May 23.

## **VII. ADJOURNMENT**

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

Recording Secretary,



John R. Weller, AICP  
Director of Planning & Zoning