

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the second meeting of May

May 15, 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

**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 May 1, 2018.  
(McKeeman/Gordon)

ACTION: Passed, 5-0-1 (Mr. Kumbhardare abstained as he was not present at that meeting)

**III. PLANS**

1. PAC Strapping Products, Inc.  
Address: 307 National Rd.  
First Review: Land Development  
Request: Construction of a 11,668 sq.ft. addition to connect two existing industrial buildings.

The Applicant is proposing an addition to connect two existing buildings (office and warehouse), making a single building of 47,665 sq.ft. The plan includes consolidation of three parcels into one parcel. Ed Brownley, Jr. (PAC), Attorney Kim Venzie (Buckley Brion McGuire Morris & Sommer), Ray Ott (Ray Ott Associates), and Ankita Patel, PE (Cedarville Engineering) were in attendance to present the project.

Ms. Venzie introduced Mr. Brownley, who described the business and the need for expansion. He stated that the company has been in the Township for 35 years and now has 48 employees. The expansion is to allow staging of shipments inside; no increase in employees is anticipated.

Mr. Weller reviewed the principal consultant concerns, including the proposed stormwater management facilities, landscaping requirements, and requested waivers from the curb and sidewalk requirements. Mr. Ott reviewed the site layout, landscaping, and parking. The main items of discussion included:

- A request to waive §270-22.A of the Stormwater Management Ordinance to allow the post-development runoff rate from a 2-year storm event to be greater than the pre-development rate. The Township Engineer does not support this waiver. Ms. Patel advised that she has been

in contact with the Township Engineer to resolve this concern. It was noted that this part of the Township is underlain by karst geology, indicating that infiltration is not appropriate.

- Regarding the existing sinkhole indicated on the plan, Ms. Patel said that they are evaluating it to determine how it should be addressed and stabilized.
- The Applicant is requesting a waiver from the requirement to provide sidewalk along the property frontage. The Commission discussed the matter and concluded that sidewalks would be of limited use at this location. The Commission is therefore amenable to waiving the requirement in exchange for a contribution to the Township's Sidewalk Fund equivalent to the cost of constructing the sidewalk that could be required.
- Buffer and screening requirements were discussed in detail. The Commission agreed that waivers from the landscaping requirement along the rear of the site were appropriate due to the location and the existing vegetation. The stormwater basins will be revised to meet the definition of a "naturalistic basin" and therefore not require a landscaped perimeter buffer.
- The Commission agreed that, since no increase in employment is anticipated, a traffic/trip generation study need not be provided.
- Mr. Ott stated that the project will not increase the parking demand, although additional spaces are required by the Zoning Ordinance. Mr. Weller noted that the Zoning allows developers to construct fewer than the required number of spaces provided that the plan demonstrates that there is room to accommodate the full number of spaces. The Applicant indicated that they would set aside an area at the rear of their property for future parking.
- The Applicant is requesting a partial waiver from the curbing requirement to facilitate stormwater management. TPD opposes the waiver due to concerns about maintaining the integrity of the paving edge and making sure that vehicles stay on paved areas. The Commission directed the Applicant to coordinate a possible solution among SSM, TPD, and Staff.

There was no action on the plan. The Applicant said that they will revise the plans to address the Township/consultant reviews and re-submit them at a later time.

## 2. Lochiel Farm

Address: Livingston Lane

First Review: Land Development

Request: The construction 140 Townhomes and adaptive reuse of two historic structures into single-family residential units.

The Applicant is proposing 140 townhouses on the property known as Lochiel Farm, located east of the SS Philip & James Roman Catholic Church along E. Lincoln Hwy. The project includes the renovation of two historic structures (Class I and Class II) for use as single-family dwellings. Tom Bentley and Scott Emerson (Bentley Homes), Ross Unruh (Unruh Turner Burke & Frees), and Dave Gibbons (D.L. Howell) were in attendance to present the project.

Mr. Weller reviewed the project, noting that it had been approved as a conditional use with 13 conditions and that the Township Historical Commission had reviewed the plan at their meeting of May 14, 2018 and passed a motion recommending that the Board of Supervisor approve the plan. He summarized the principal concerns as: preservation of access to the monitoring wells, need for guidance on road widths, satisfaction of the open space/recreational area requirements, design of the trails and sidewalks, and implications of the phasing plan. Mr. Unruh reviewed the consultant comments; there was discussion on the following issues:

- The plan was unclear regarding the preservation of the EPA monitoring wells on the property. Mr. Emerson stated that they will preserve access to most of the wells, but a few of them will be relocated to accommodate this design. The Applicant is working with both the EPA and the Pennsylvania DEP to identify suitable locations. Mr. Emerson also stated that they will provide a blanket easement to allow access the wells and other utilities on the property. The Commission asked that the Applicant provide a letter from EPA documenting that they are satisfied with the provisions.
- Comment #3 of the SSM review questioned the setback provided for the townhouses. Mr. Unruh noted that the setback was not applicable since there will be not be lots for the townhomes and added that the required setback was provided from Lincoln Hwy. It was also noted that only portions of Lochiel Lane and Livingston Lane will be dedicated to the Township (in the interest of facilitating school bus access) and therefore subject to the requirement to have a right-of-way. The Commission directed Staff to coordinate with the Applicant, SSM, and McMahon to resolve this matter.
- Road widths were discussed in detail: the Applicant is seeking a waiver to allow 24-foot wide cartways in lieu of 28-foot wide cartways normally required by the Township. The Commission questioned whether the narrower cartways were adequate for emergency vehicles, and some members expressed concern about vehicles parking along streets despite prohibitions. Mr. Weller noted that narrower cartways discourage speeding and are safer in dense residential areas; narrower cartways also reduce impervious cover, thereby reducing stormwater run-off. For these reasons, Staff would support a waiver from the width requirement for the private streets, provided that the Applicant can demonstrate that emergency service vehicles - and fire trucks particularly - will be able to navigate the street network safely. The Applicant noted that truck-turning templates had been included in the conditional use application and agreed to include them with their next submission.
- The Commission directed the Applicant to provide more detail about the open space and recreational facilities in order to show compliance with §281-47 of the S/LDO and the conditional use Decision and Order. The Applicant stated that the trails along the creek area would have limestone screenings in lieu of paving; the western access to the Chester Valley Trail (CVT) would be macadam while the eastern access would be natural. The Commission asked if the western access could be widened to 8 feet to accommodate use by wheelchairs and cyclists; the Applicant agreed to make the change. The Applicant also agreed to provide a tot lot if directed to do so.
- Mr. Weller asked the Applicant to explain the intent of the “phasing plan” included in the plan set, noting it was not clear if they were proposing phases as accommodated by §281-16.1 of the S/LDO or if this was simply a construction sequence. If the former, then the current plan will be deemed a preliminary plan with final plans to be submitted separately for each phase. Mr. Unruh responded that upon approval the Applicant would record all phases but provide financial security for the phases as the work progresses. Mr. Weller stated that this was not consistent with Township practice or his understanding of the Municipalities Planning Code. Mr. Unruh said he would pursue the matter with the Township Solicitor.

Ms. Nardone asked the Applicant if they had reached out to the concerned parties prior to the meeting as recommended by Staff. Mr. Emerson said they had sent an e-mail and notifications to the parties, and only Nancy Carville said she was available. Ms. Nardone asked for public comments regarding the project.

- Resident Nancy Carville asked for renderings of the proposed townhouses. Mr. Bentley replied that house designs for this project were not yet complete, but they would be similar to other

projects he has done, which can be seen on his website. Ms. Carville also expressed concern about the renovation of the historic resources on the property, access to the CVT, and the safety of the community residents. Mr. Weller noted that the conditional use Decision and Order specifically requires the Applicant to renovate both the manor house and the tenant house for use as single-family residences. Mr. Emerson stated that they would provide post-and-rail fencing along the northern edge of their site, consistent with what the County has requested along the CVT. Ms. Carville also expressed concern about the impact of flooding during heavy storms upon both the project and her property.

- Resident Don Rossi spoke about past flooding on his property, erosion he has witnessed, and the effects of debris dams created by floodwaters; he also recounted experiences with trespassers on his property. Mr. Bentley agreed to meet with Mr. Rossi to look at solutions to better restrict access to Mr. Rossi's property; the Commission suggested that landscaping and signage be considered as possible solutions. Mr. Rossi also expressed concern about the safety of the CVT crossing of Ship Rd. and spoke of an accident involving a cyclist near his property. Both he and Ms. Carville cut back vegetation along Ship Rd. to facilitate access to their properties - which incidentally improves sight distance for the CVT - but they both think more needs to be done for CVT safety, especially regarding traffic northbound on Ship Rd.
- James Stack and Mike DiSanto, both representing SS Philip and James Church, expressed concern about the impact of traffic from the development upon the church and the intersection of Ship Rd. and Lincoln Hwy. The Commission stated that, while they understand the concern, feasible improvements are limited due to physical constraints on the adjacent lots. Regarding the Lochiel Farm project, they noted that the traffic study provided during the conditional use review showed no reduction in the level of service at this intersection. Mr. Marshall added that one possible long-term solution is the Ship Rd. "couplet," which was a recommendation from the Act 209 Plan completed in 2015. Mr. DiSanto also asked that the Applicant be mindful of the proximity of the proposed trail to the Church's grotto. Mr. Bentley noted that the grotto is about 100 feet from the trail and that additional trees will be planted in the area as a buffer. The Commission added that the trail would have considerably less traffic than the CVT and would generate little noise, but they did ask the Applicant to shift the trail alignment as much as possible to add distance between the grotto and the trail.
- Michael McCafferty, also representing SS Philip and James, expressed concern about the possibility of motorists cutting through the church property to access northbound Ship Rd., thereby endangering pedestrians - children particularly - on their property. He also asked about the sidewalk connection to the church from the development. Mr. Bentley noted that the Township had asked for a sidewalk connection to the church.

Ms. Nardone directed that the Applicant meet with the parties to address their concerns prior to the next meeting with the Commission. She also asked Staff to have our traffic consultant attend when the Applicant next meets with the Commission.

There was no action on the plan. The Applicant said that they will revise the plans to address the various concerns discussed at tonight's meeting.

#### IV. ANNOUNCEMENTS

Justin Smiley gave a summary of the final survey results for the Bicycle and Pedestrian Plan. He will do an analysis of pros and cons for each of the projects mentioned in the survey, which will assist in the determining their feasibility and prioritization.

Mr. Smiley noted the items on the agenda for the June 5<sup>th</sup> meeting, including the conditional use applications for Raj Real Estate and the West Chester Area School District in regard to a new building expansion for Exton Elementary School.

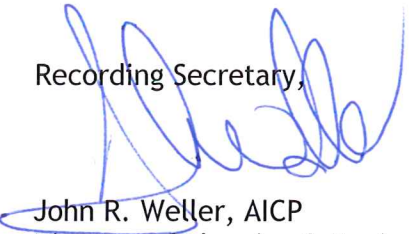
**IV. ADJOURNMENT**

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

ACTION: Passed, 6-0.

The meeting adjourned at approximately 10:00 p.m.

Recording Secretary,



John R. Weller, AICP  
Director of Planning & Zoning