

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the second May meeting

May 23, 2019

Members Present

Ray McKeeman
Glen Marshall
Anita Nardone
Jeff Glisson
Mark Gordon
Joseph Altimari

Township Personnel Present

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

I. CALL TO ORDER

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 7, 2019. (Marshall/McKeeman)

ACTION: 4-0-2, with Mr. Altimari and Ms Nardone abstaining.

III. PUBLIC COMMENT

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

IV. OLD BUSINESS

1. Bicycle and Pedestrian Plan Public Presentation Meeting

Justin Smiley reviewed comments received to date on the Plan. East Goshen Township commended the effort and the Chester County Planning Commission suggested evaluating bike stress per the DVRPC stress model. Bike stress occurs when a cyclist feels unsafe on the road due to conditions such as vehicle speed. While bike stress is not a major concern (the Plan does not call for bike lanes on major roads), Mr. Smiley said that he would add language that the Plan is consistent with DVRPC's stress models. The County commented on the small size of the maps. Mr. Smiley responded that the draft had small maps to save paper, but the final version will have larger 11" x 17" maps.

Ms Nardone suggested that the section on race on page 10 be deleted as it is not pertinent to the Plan. Mr. Smiley agreed, saying that it was an oversight and will be deleted.

Once remaining reviews are received next week, Mr. Smiley will make revisions for the Board of Supervisors to consider adoption at their June 12 meeting. Final copies and brochures will be placed in the lobby of the Township building and at the County Library. The brochure is currently on the Planning & Zoning page of the Township's website. The Commission said the Plan was very clear, well organized, and will provide a good framework for future development.

2. TC Zoning District Discussion - Continued

John Weller reviewed items identified by Commission members at the last meeting that they would like to see, as well as avoid, in the Town Center District/Exton Crossroads. They included:

- Want to see the Crossroads be a Town Center;
- Do not want warehouses or distribution centers replacing department store spaces;
- Want to keep pedestrian scale with green spaces and a mix of uses;
- Want to facilitate bike and pedestrian movement;
- Develop enhanced crossings for Routes 30 and 100;
- As shown in the Bike and Ped Plan, provide a pedestrian circle around the Route 30 / Route 100 crossroad rather than crossing at the intersection;
- Main Street at Exton is a local example of what is desired: it has lots of activity and some bigger stores, but is pedestrian-friendly and has green space;
- Eagleview is another good example;
- Conversely, King of Prussia is too busy and intense.
- The south side of Lincoln Highway has environmental constraints that will limit what can be done there;
- Should develop a concept plan for the Crossroads - do we want professional help with that?

Mr. Weller added that he had contacted the Chairman of the Department of City and Regional Planning at the University of Pennsylvania to see if they would be interested in developing a concept plan as a possible studio project. The response was positive, albeit too late for this year, but they will keep us in mind for fall 2020.

Mimi Gleason said she talked with Steve Wolfson, owner of Main Street at Exton, and he advised that major developers are looking for tax incentives. The Commission discussed working with the County, the Governor's economic group, and others in Harrisburg involved with economic development.

There followed discussion on using green space to create a visual softness that will draw people into the area. Jeff Glisson suggested requiring wider green space behind the roadway curbs to provide more of a boulevard look as well as additional space between pedestrians and vehicles. Design standards could be revised to require a 5-foot green space behind curbing. Gaithersburg, Maryland was discussed as a good example of redevelopment of mall areas.

Ms. Nardone asked about the Township's current parking regulations. Mr. Weller said he thought the current regulations were too high, noting that they were designed to accommodate retail use at Christmas time. With the advent of online shopping, many of these spaces are no longer needed.

Mr. Glisson pointed out the importance of having species of trees that will grow in scale to their surroundings. Glenn Marshall suggested looking at Radnor Township's ordinance, as they recently revised their tree species lists. Ms Nardone added that Upper Dublin Township recently rezoned an old office park for mixed use and included design guidelines that could be reviewed.

It was suggested that streetscape guidelines be developed for Routes 30 and 100 as well as secondary roads, with examples that could be shown to developers. Another suggestion was to invite developers to a meeting with the Township to discuss their vision for the Town Center.

Commission members will continue to think about ideas for the Town Center District and notify Mr. Weller or Mr. Smiley.

3. Official Map Discussion - Continued

Mr. Smiley explained that the Map now shows lands already owned by the County and the Township, including trails and sidewalks, to highlight where new facilities will filling in gaps. Streetscape enhancements (wider sidewalks, trees, lighting, benches, etc.) are now shown along Lincoln Hwy. from the intersection of Keva Dr. to the Chester Valley Trail crossing, and north along Pottstown Pk. to Target. Improvements proposed in the Act 209 Plan and the Pottstown Pike Congestion Mitigation Study are also shown.

Commission members suggested adding the intersections of King and Ship Roads and Boot and Ship Roads to the Map.

Members will let Mr. Smiley know if they think of anything else to add to the Map. It is expected to be ready for a recommendation to the Board of Supervisors in July.

V. ANNOUNCEMENTS

The next Planning Commission agenda will have plans for King Industrial, the Weston property, and the Bentley/Frame tract.

VI. ADJOURNMENT

The meeting adjourned at approximately 8:45 p.m.

Recording Secretary,



John R. Weller, AICP
Director of Planning & Zoning