

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the first meeting of June

June 5, 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  
Michele Moll, Township Supervisor

**Member 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 15, 2018.  
(Gordon/Kumbhardare)

ACTION: Passed, 6-0

**III. PLANS**

1. Exton Elementary School

Address: 301 Hendricks Ave.

First Review: Conditional Use

Request: Construction of a 7,890 sq.ft. expansion of the existing building.

The Applicant is proposing an expansion of the addition approved in 2015, which is now under construction. Mark Groves of the West Chester Area School District, attorney Ross Unruh of Unruh Turner Burke & Frees, and project engineer Neal Camens of Chester Valley Engineers were in attendance to present the project.

Mr. Unruh summarized the project and presented exhibits illustrating the proposed addition, which will accommodate 3 classrooms and 2 support rooms. The Commission reviewed the consultant comments and discussed the following issues:

- The Commission asked if the expansion was needed to accommodate increasing enrollment. Mr. Unruh and Mr. Groves responded that it was, noting that enrollment projections had increased since the previous expansion was approved in 2015. Mr. Groves added that the new elementary school proposed for West Goshen Township will provide significant additional capacity once complete, but completion is still several years off. The new West Goshen school should also eliminate the need for the modular classrooms at the Exton school.
- The Commission asked about traffic and vehicular circulation and the issue of parents parking along Hendricks Ave., as this last was noted by residents as a particular concern during the Applicant's hearing before the Zoning Hearing Board. Mr. Groves stated that the parking area now under construction will increase the capacity from 63 spaces to 103 spaces, which will

eliminate the need for on-street parking. Mr. Unruh acknowledged the issue of parents parking along Hendricks Ave. and stated that the School Principal has warned them against blocking driveways. Since the new accesses and parking area will be completed this summer (and should not be affected by this new project), the School will provide parents with instructions for dropping off and picking up their children this fall. Special event parking will still use the asphalt playground behind the School. Landscaping and relocated access points will prevent headlights from shining into the homes on the west side of Hendricks Ave.

- Mr. Camens described the stormwater management provisions and confirmed that he could resolve all of the consultant concerns on this matter. The Commission questioned the sanitary sewer line shown under the new addition. Mr. Camens replied that that line was in rock and for that reason, relocation was neither necessary nor advisable; the Commission agreed.
- The Commission asked the Applicant to comment on item #1 of the Traffic Planning and Design (TPD) review, concerning retiming of the traffic signal at the intersection of Bartlett Ave. and Pottstown Pk. Mr. Unruh said that this retiming would better accommodate bus traffic when school lets out between 3:00 and 3:30 pm. This is well before the peak-hour and, as indicated by TPD, will not adversely impact traffic flow.

MOTION: To recommend that the Board of Supervisors approve the conditional use application for "Exton Elementary School Expansion" as depicted on the fourteen-sheet plan set prepared by Chester Valley Engineers, Inc. dated May 9, 2018, with conditions from the Board as they may deem appropriate.

(Gordon/Marshall)

ACTION: Passed, 6-0

#### IV. ANNOUNCEMENTS

Mr. Weller noted that he and Justin Smiley will be making a presentation at the Board of Supervisors meeting on June 13 regarding the Township's plan review process and the use of planning to manage growth.

Mark Gordon gave a summary of the meeting he attended last month at East Whiteland Township regarding their Route 30 Corridor Study. The Study recommends various land use changes along the corridor, widening the cartway to four travel lanes from Home Depot to PA Route 29, lighting improvements, sidewalks, and access management. The Study also addresses the role of mass transit and the feasibility of a new train station between Exton and Malvern.

#### IV. ADJOURNMENT

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

ACTION: Passed, 6-0.

The meeting adjourned at approximately 7:55 p.m.

Recording Secretary,

  
John R. Weller, AICP  
Director of Planning & Zoning