

WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES

Minutes of the second July meeting

July 16, 2019

**Members Present**

Joseph Altimari  
Jeff Glisson  
Mark Gordon  
Glenn Marshall  
Ray McKeeman

**Township Personnel Present**

John Weller, Planning Director  
Justin Smiley, Township Planner  
Ted Otteni, Public Works Director

**I. CALL TO ORDER**

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 July 2, 2019. (McKeeman/Marshall)

**ACTION:** 3-0-2, with Mr. Altimari and Mr. Glisson abstaining since they did not attend that meeting.

**III. PUBLIC COMMENT**

There was no public comment.

**IV. PLANS**

1. **Primrose Daycare (DKR4, LLC)**  
**Address: 353 W. Lincoln Hwy.**  
**First Review: Land Development**  
**Request: Construction of a 12,750 sq. ft. daycare facility and associated parking**

Debra Shulski of Riley, Riper, Hollin and Colagrecio, attorney for the Applicant, introduced Rocco Varma, owner, developer and manager of the Primrose Daycare; Chris Williams, traffic engineer; and Chris Daly, project engineer.

John Weller reviewed his memorandum dated July 12, 2019. The property is a 1.7-acre lot at the intersection of W. Lincoln Hwy. and Whitford Rd. The Applicant proposes to demolish the existing Salon DeSante building and to construct a child daycare facility; the use is permitted by right. There are four historic buildings within 300 feet of the project, so the Historical Commission reviewed the plan on July 8, 2019. They concluded that the project would have no adverse impact upon the historic resources and passed a motion recommending approval with no conditions.

The Zoning Ordinance does not have parking requirements for daycare facilities. Mr. Weller previously advised the Applicant to provide whatever they thought necessary, based upon their experience, but also to show that the site could accommodate the parking required for another permitted use should the daycare use cease. The plan shows 47 spaces, which Mr. Weller as Zoning Officer determined was adequate for an office building the same size as the proposed daycare facility; Mr. Weller stated that he was satisfied that plan shows sufficient parking for the use.

Mr. Weller suggested that the Commission discuss with the Applicant the consultant concerns regarding traffic, sidewalks, and landscaping. The Applicant should resolve the more technical issues about stormwater management directly with Spotts, Stevens and McCoy (SSM).

Mr. Varma provided an overview of the company and the project. He described the proposal as a state-of-the-art facility that will accommodate up to 186 children from infancy to kindergarten; there will be 22 staff members. A rendering of the proposed building was presented, featuring a fenced playground area at the rear. Hours of operation will be 6:30 a.m. to 6:30 p.m. There will be no cafeteria, but pre-packaged meals will be provided.

In regard to sidewalks, the Applicant said he could provide a 5-foot-wide sidewalk along most of the Lincoln Hwy. frontage except at one pinch point. Mr. Marshall said he was agreeable to no sidewalk along the Whitford Rd. frontage if right-of-way were provided for an additional lane for Whitford Rd.

Discussion moved to traffic concerns. The plan proposes a right-in/right-out access to Lincoln Hwy. at the eastern edge of the site. The Whitford Rd. access allows both right- and left-turns in (the latter accommodated by the existing center lane), but only right-turns out. The Applicant stated that TPD and PennDOT are both comfortable with this arrangement, but Ted Otteni has concerns that left-turn in from Whitford will unacceptably worsen existing congestion. All agreed that Whitford Rd. needs an additional north-bound lane as shown in the Township's Capital Improvement Plan. Chris Williams said that TPD asked the Applicant to provide additional right-of-way for that purpose and that he will meet with them to discuss details. Mr. Marshall asked the Applicant to meet with Mr. Otteni and TPD to come to agreement about the Whitford Rd. entrance.

Addressing the Theurkauf review, Ms. Shulski said the plan provides all the plant material specified for the various buffers, but not the width, so they will be requesting a waiver. In the following discussion, the Planning Commission indicated that they were willing to be flexible on this matter, provided that the adjoining property owners are satisfied.

Luann McIlvaine of 339 W. Lincoln Hwy. asked how the Applicant will keep people out of the playground area on weekends when the school is closed. Mr. Varma said the area will be fenced in and that there will be security cameras. He added that this has never been an issue in any of his other facilities.

Ms. Shulski said the Applicant will work with the consultants to resolve technical issues and return to the Commission with revised plans. The Commission took no action.

2. **Johnson Matthey**  
**Address: 1401 King Rd.**  
**First Review: Land Development**  
**Request: Construction of a 1,100 sq. ft. building addition and other improvements**

Sidney Biddle, with Protec, LLC, introduced Thomas Donohue, civil engineer; Joe Sutkowski, project engineer; and Gian Granese, of Johnson Matthey.

Mr. Weller provided a summary of the plan. There are two existing buildings on the site, and the Applicant is proposing an 1,100 square foot addition to the larger building and a new access drive. Although the parking is less than required, there is room on the site to provide additional parking if needed. The parking shown is therefore sufficient pursuant to §325-39.H of the Zoning Ordinance. The project is within 300 feet of an historic resource and was therefore reviewed by the Historical Commission on July 8, 2019. They concluded that the project would have no adverse impact upon the historic resources and passed a motion recommending approval with no conditions. Principal consultant concerns include stormwater management and driveway design.

Mr. Granese provided a brief overview of the Johnson Matthey operations. The proposed addition will consist of two rooms, only one of which will be directly accessible from the outside. The addition will be one story and will feature finishes compatible with the existing building.

Mark Gordon expressed concern that the new access was too small to accommodate tractor-trailers safely. Ms. Biddle replied that large vehicles deliver to the rear of the building; the proposed new access will be used by smaller box trucks.

Regarding the stormwater management system, Mr. Granese said that they would be able to address the comments from the SSM review. He will meet with them directly to resolve their concerns.

Mr. Gordon recommended additional landscaping - 5 or 6 more trees - to replace trees being removed and to soften the appearance of the parking area and the industrial building.

**MOTION:** To recommend that the Board of Supervisors approve the land development plan of Johnson Matthey, Inc. for the construction of a 1,100 sq. ft. building addition and other site improvements at 1401 King Rd. as depicted on the 2-sheet plan set prepared by Donohue Engineering, LLC, dated June 17, 2019, subject to the following conditions:

1. The plan is approved as a final plan pursuant to §281-10.H of the West Whiteland Township Subdivision and Land Development Ordinance.
2. The Applicant shall plant not less than five (5) trees between the area of the proposed improvements and King Rd. as a visual buffer.
3. All consultant and Township Staff concerns shall be addressed to the satisfaction of the Township.
4. Execution and recording of the Township's Stormwater Management Facilities Maintenance Agreement pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said Agreement, then the Board should authorize the Township Manager to sign the Agreement on behalf of the Township. In the event that such an Agreement already exists for the current stormwater management facilities, an amendment of that Agreement to include the revisions to those facilities as shown on the plan shall be deemed sufficient to satisfy this condition; there should not be multiple Agreements for a single facility.
5. Execution of a Developer Agreement and a Financial Security Agreement pursuant to Township practice. The amount of such security shall be based upon construction cost estimates for the site improvements, including landscaping, to be provided by the Applicant, which shall be reviewed and deemed sufficient by SSM. If the Applicant makes no material revisions or additions to the standard form of the said agreements, then the Board should authorize the Township Manager to sign these forms on behalf of the Township.
6. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at time of application for a building permit, whichever comes first.

(Marshall/Glisson)

**ACTION:** Passed, 5-0

Tom Delaney of 10 Glenloch Way (in East Whiteland Twp.) asked about lighting. He was advised that the new addition would not be visible from his home; this resolved his concern.

3. **Peirce Middle School**  
**Address: 1314 Burke Rd.**  
**First Review: Land Development**  
**Request: Construction of a 2,940 sq. ft. modular classroom on the existing building**

Attorney Ross Unruh of Unruh, Turner Burke and Frees introduced Mark Groves of the West Chester Area School District and Dave Gibbons of D.L. Howell and Associates, project engineer.

Mr. Unruh presented the plan for modular classroom addition at the rear of the building. The site is within 300 feet of an historic resource. The Historical Commission reviewed the plan on July 8, 2019, determined no adverse impact, and issued a motion recommending approval with no conditions.

Mr. Groves said a different model of classroom was being constructed than what was originally planned, resulting in a change in orientation. The new model is longer and narrower resulting in a better fit with the existing building. In reference to compliance with the Emergency Communications Systems Ordinance noted in Mark Moses' comments, Mr. Groves said this could not be done by the start of school in August but will be addressed within the next year. Mr. Weller clarified that this issue need not delay approval of this plan.

Mr. Groves described the proposed structure, briefly noting various safety and security measures. Mr. Weller advised that the project is outside of the transportation service area so the project is not subject to any traffic impact fee; since it is an institutional use, no open space fee is required.

**MOTION:** To recommend that the Board of Supervisors approve the land development plan of the West Chester Area School District for the construction of a modular classroom addition not to exceed 2,940 sq.ft. at the Peirce Middle School at 1314 Burke Rd. as depicted on the 9-sheet plan set prepared by D.L. Howell and Associates, Inc., dated June 14, 2019 and most recently revised July 12, 2019 with the following waiver and subject to the following conditions:

1. The plan is approved as a final plan pursuant to §281-10.H of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §281-17.H(1)(f) and §281-17.H(1)(g) of the S/LDO such that no plans need be provided for landscaping or exterior lighting.
3. All consultant and Township Staff concerns shall be addressed to the satisfaction of the Township, including specifically the revisions described in comments #10 and #11 of the Spotts, Stevens and McCoy review dated July 12, 2019.
4. Execution of a Developer Agreement pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the agreement, then the Board should authorize the Township Manager to sign these forms on behalf of the Township.
5. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at time of application for a building permit, whichever comes first.

(Altimari/Marshall)

**ACTION:** Passed, 5-0.

## V. ANNOUNCEMENTS

No plans will be ready for review by August 6; the Commission agreed to cancel that meeting.

## VI. ADJOURNMENT

The meeting adjourned at approximately 8:50 p.m.

Recording Secretary,



John R. Weller, AICP  
Director of Planning & Zoning