

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the second August meeting

August 18, 2020

*This was a hybrid meeting with participants attending both in person at the Township Building and on-line via Zoom. Individuals attending via Zoom are marked with an asterisk.*

**Members Present**

Anita Nardone, Chairman  
Joe Altimari\*  
Dan Cote\*  
Jeff Glisson  
Mary Frances McGarrity  
Ray McKeeman

**Township Personnel Present**

John Weller, Planning Director  
Pam Gural-Bear,\* Asst. Township Manager  
Ted Otteni,\* Public Works Director  
Rajesh Kumbhardare, Board of Supervisors Liaison

**I. CALL TO ORDER**

Anita Nardone called the meeting to order at 7:03 p.m. She explained that due to the ongoing coronavirus pandemic, tonight's meeting is a "hybrid" meeting with some attendees at the Township building and others attending virtually via Zoom. She explained the "raise hand" feature of Zoom and asked that any public wishing to make comments use this feature.

**II. REVIEW OF MEETING MINUTES**

**MOTION:** To approve the minutes for the meeting of August 4, 2020.  
(McGarrity/McKeeman)

**ACTION:** A roll call vote was taken, and the motion passed 4-0-2 with Mr. Altimari\* and Mr. Glisson abstaining as they did not attend that meeting.

**III. PUBLIC COMMENT**

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

**IV. PLANS**

1. **Exton Knoll**  
**Address: 891-921 E. Lincoln Hwy.**  
**Second Review: Land Development**  
**Request: Construction of 319 housing units, consisting of townhouses and flats**

Applicants Tom Bentley\* and Scott Emerson,\* Attorney Ross Unruh,\* project engineer Dave Gibbons,\* and landscape architect Patrick Stuart\* were in virtual attendance to present the project.

Mr. Weller clarified that while the applicant for this project is Weston Investment Properties, LP, the project site is not the property known as "the Weston Tract," contrary to comments made on various social media sites.

Mr. Weller summarized the plan to construct 319 dwellings on 56+ acres located at 891-921 E. Lincoln Hwy. The Church Farm School (CFS) campus abuts the site to the east, the Chester Valley Trail and Exton Park to the north, and the Lochiel Farm development to the west. The Board of Supervisors approved the conditional use application for this project on April 8, 2020. The Planning Commission

first reviewed the land development plan on June 16, 2020. The Commission took no action at that time but discussed the buffering from the CFS campus, recreational amenities, and pedestrian facilities. The Historical Commission reviewed the plan on July 13, 2020 and passed a motion recommending approval with the condition that the Applicant design, fabricate, and install two historical markers.

Mr. Weller advised that most of the consultant concerns have been resolved. The lighting review from Stubbe Consulting cites numerous concerns that the Applicant said they would resolve. The review from the Director of Public Works notes the need for access easements and points out a location where a sewer main is too close to a structure. The Applicant agreed to provide the necessary easements and advised that they would modify the sewer line in question to provide the specified separation distance. Mr. Weller suggested that the Commission also discuss with the Applicant the status of the conversations with CFS regarding the landscaped buffer and the pedestrian circulation questions raised in the reviews from Chester County and Theurkauf.

Mr. Unruh\* stated that the Applicant was agreeable to the conditions recommended in Mr. Weller's memorandum. He said the Applicant has met several times with CFS regarding the landscaping and that they have requested from CFS, but not yet received, written confirmation that they are agreeable to the plan as now proposed. Mr. Weller said that he would reach out to CFS regarding this matter.

Mr. Unruh\* reviewed the pedestrian circulation concerns. He explained that sidewalks shown behind the garages since the Applicant felt it would be unsafe if they were in front, crossing the driveways. Mr. Gibbons\* noted that relocating the pedestrian crossing on the north side of the intersection of Road A and Road B would deposit pedestrians in the driveway of Unit #1, which was not desirable. The Commission agreed on both points and did not direct any changes to the pedestrian network.

Mr. Stuart\* said the lighting concerns in the Stubbe Consulting review have been discussed and will be resolved. Mr. Gibbons\* advised that the utility relocations can be accomplished.

Ms. Nardone reviewed various conditions of the conditional use Decision and Order:

- Condition #5 - Ms. Nardone noted that there were now 12 waivers sought by the project (previously there were 9). The last of the three additional waivers requested the allowance of disturbance in the SW corner of the property (riparian buffer) due to 're-development activities'. Ms. Nardone sought a description of the 're-development' activities since the plan shows only demolition in that area. Mr. Gibbons\* responded that the removal of impervious cover was considered a type of "disturbance." Overall, the Plan will reduce the impervious cover in the riparian buffer area.
- Condition #7 - Ms. Nardone asked for the status of the Highway Occupancy Permit. Mr. Emerson\* said there have been several discussions with PennDOT and Township Staff. PennDOT is now reviewing the traffic study and will next review the plans. Ms. Nardone asked about the timing of the signals and who will be responsible for retiming the signals in conjunction with the neighboring Lochiel Farm project. Mr. Emerson\* said the timing of all traffic signals will be addressed as part of the permit process with PennDOT.
- Condition #11 - Ms. Nardone asked if potential renters will be advised of the status of the Superfund remediation on the site. Mr. Emerson\* said that they have asked EPA to comment on this, as it is not clear if a renter would have "an interest in the Property" within the meaning of the EPA Comfort Letter dated February 7, 2020; Mr. Weller will consult with the Township Solicitor on this matter.

Regarding the pedestrian crossing of Lincoln Hwy. to the Whiteland Business Park, Mr. Gibbons\* said that PennDOT would likely require this, similar to the adjoining Lochiel Farm community. Mr. Gibbons\* also confirmed that the school bus turning radius would be provided and would not adversely affect the proposed grading or parking spaces at the main entrance.

Mr. Emerson\* added that they are in communication with the County regarding the connection to the Chester Valley Trail and are currently awaiting County comments.

Ms. Nardone asked the Commission members if they had any further comments or questions, and they did not. There were no comments from the public.

**MOTION:** To recommend that the Board of Supervisors approve the land development plan entitled "Exton Knoll" as depicted on the 38-sheet plan set prepared by D.L. Howell & Associates, Inc. dated May 15, 2020 and most recently revised July 20, 2020 ("Plan") with the following waivers 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. Partial waiver of §270-15.T of the Stormwater Management Ordinance to allow disturbance and grading within Zone 2 and the setback into Zone 3 of the riparian buffer located at the southwest corner of the project, pursuant to comment #11 of the Spotts, Stevens and McCoy ("SSM") review dated August 5, 2020.
3. Waiver of §270-20 of the Stormwater Management Ordinance from the stormwater infiltration requirements, pursuant to comment #1 of the SSM review dated August 5, 2020.
4. Waiver of §281-16.B of the S/LDO to allow plan sheets larger than 24"x36".
5. Waiver of §281-25.C of the S/LDO to allow the cartway of the proposed private streets to be not less than 24 feet wide.
6. Waiver of §281-26.B(1) of the S/LDO to allow centerline radii of not less than 50 feet as shown on the Plan at various locations on private streets.
7. Waiver of §281-26.C of the S/LDO to allow tangent segments of less than 100 feet between reverse curves as shown on the Plan at various locations on private streets.
8. Waiver of §281-28.E(2)(a)[2] of the S/LDO to allow clear sight triangles of not less than 75 feet as shown on the Plan at various locations on private streets, provided that "stop" signs are placed at such locations.
9. Partial waiver of §281-32.C of the S/LDO to allow a curb reveal of not less than 6 inches at locations as indicated on the Plan; a curb reveal of not less than 8 inches will be required for all curbs along Lincoln Hwy.
10. Waiver of §281-35.C of the S/LDO to allow the driveway serving the trash compactor within the required landscaped buffer.
11. Waiver of §281-35.F(4) of the S/LDO to allow a naturalistic basin with side slopes not steeper than 3:1 and to include non-native plantings, pursuant to comment #7 of the SSM review dated August 8, 2020 and comment #6 of the Theurkauf Design and Planning ("Theurkauf") review dated August 5, 2020.
12. Partial waiver of §281-36.B of the S/LDO to allow street trees outside of the street right-of-way as shown on the Plan, pursuant to comment #8 of the Theurkauf review dated August 5, 2020.
13. Waivers of §281-37.B of the S/LDO to allow the placement of the parking islands and their landscaping as shown on the Plan, pursuant to comment #10 of the Theurkauf review dated August 5, 2020.
14. Pursuant to condition #4 of the Conditional Use Decision and Order ("D&O"), the building height of each residential structure shall not exceed thirty-five (35) feet.

15. Pursuant to condition #6 of the "D&O" for this project, the Applicant shall continue to meet with representatives from Church Farm School to assure that the landscaped buffer addresses their security and aesthetic concerns, to the satisfaction of the Township.
16. Payment of a fee traffic impact fee pursuant to Township Ordinance No. 427 and condition #10 of the D&O, the final amount of which shall be determined prior to review of the Plan by the Board of Supervisors. Said fee shall be paid in full at or before such time that application is made for the first Building Permit pursuant to this project.
17. All remaining consultant and Staff concerns shall be resolved to the satisfaction of the Township.
18. Execution and recording of the Township's Stormwater Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said documents, then the Board should authorize the Township Manager to sign these forms on behalf of the Township.
19. 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 and Theurkauf. 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.
20. 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.

(McGarrity/Altimari\*)

**ACTION:** A roll call vote was taken, and the motion passed 6-0.

**2. Columbia Cottage at Boot Road**

**Address: 936 E. Boot Rd.**

**First Review: Zoning Ordinance amendment application**

**Request: To allow the provisions of the IN Institutional overlay zoning district to be applied to the NC Neighborhood Commercial district**

Mr. Weller provided a summary of the project that first appeared before the Planning Commission on July 14, 2020 as a Sketch Plan. The project is not allowed under the current zoning regulations for the Neighborhood Commercial (NC) District, but it could be accommodated by an amendment to the Zoning Ordinance to allow the Institutional (IN) overlay district to be applied to the NC district. There are four small areas (totaling about 60 acres) zoned NC; the requested change would affect all of these.

The Commission previously requested an analysis of how the requested amendment would impact the other NC zones, so Justin Smiley provided an analysis with the meeting packet. It was noted that less than one percent of the Township is zoned NC, and that while the intent of the district remains valid, there are a number of vacant parcels, suggesting weak demand. The Commission was in general agreement that the uses allowed by the institutional overlay are appropriate for the NC District.

Steve Schmid was in attendance for the Applicant and advised that the number of calls for emergency services from the facility would be minimal due to facility staffing. Mr. Weller said Good Fellowship Ambulance has been made aware of the proposed facility and he advised Mr. Schmid to contact them as well to discuss the project and the potential impact upon that service.

Ms. Nardone had no issues with the impact of the proposed zoning amendment on the existing NC zones. Mr. McKeeman agreed, and stated that he thought the proposed change to be logical and that the proposed facility will be an asset to the Township.

MOTION: To recommend that the Board of Supervisors amend the West Whiteland Township Zoning Ordinance to allow uses permitted pursuant to the IN Institutional overlay district in the NC Neighborhood Commercial zoning district, in addition to those districts where the IN overlay is currently applicable. The Commission supports the adoption of the amending ordinance to this effect dated July 24, 2020, subject to satisfactory review by the Township Solicitor and the Chester County Planning Commission. (McKeeman/Glisson)

ACTION: A roll call vote was taken, and the motion passed 6-0.

**V. ANNOUNCEMENTS:**

The ULI Technical Assistance Panel project is moving forward and is scheduled for October 21-23. At this time, it is expected that the Panel will be in the Township at least one full day - which will include a tour of the Exton Crossroads area - but the Panel may convene virtually on the other days.


Ted Otteni\* said a decision on the award of the RACP Grant is not expected until late October or early November.

The agenda for the next meeting, scheduled for September 1, includes the conditional use plans for the Ship Run and 690 W. Lincoln Hwy.

**VI. ADJOURNMENT**

The meeting adjourned at approximately 8:20 p.m.

Recording Secretary,



John Weller, AICP  
Director of Planning & Zoning