

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the first September meeting

September 1, 2020

*This was a virtual meeting with all participants attending on-line via Zoom; no-one was physically present at the Township Building.*

**Members Virtually Present**

Anita Nardone, Chairman  
Joe Altimari  
Dan Cote  
Mark Gordon  
Ray McKeeman

**Township Personnel Virtually Present**

John Weller, Planning Director  
Justin Smiley, Township Planner  
Mimi Gleason, Township Manager  
Pam Gural-Bear, Asst. Township Manager  
Rajesh Kumbhardare, Board of Supervisors Liaison

**I. CALL TO ORDER**

Anita Nardone called the meeting to order at 7:01 p.m., noting that tonight's meeting was entirely virtual using Zoom. She explained the "raise hand" feature of Zoom and asked that any public wishing to make comments use this feature.

Ms. Nardone announced that the applicants for the two conditional use projects originally scheduled for tonight, 690 E. Lincoln Associates, LLC and Ship Run Developers, LLC (500 E. Lincoln Hwy.), both elected to withdraw from the meeting.

**II. REVIEW OF MEETING MINUTES - August 18, 2020**

Ms. Nardone made an amendment to the draft minutes.

**MOTION:** To approve the minutes for the meeting of August 18, 2020, as amended by Ms. Nardone. (Altimari/Cote)

**ACTION:** A roll call vote was taken, and the motion passed 4-0-1 with Mark Gordon abstaining since he had not been present at that meeting.

**III. PUBLIC COMMENT**

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

**IV. PLANS**

John Weller explained that the applicants for both projects originally on tonight's agenda elected to withdraw due to the extent of consultant comments received on the plans. Staff did however meet with those applicants this afternoon to review critical concerns, including the design of the Couplet, the Chester Valley Trail connection, and internal road design. Future meetings will be scheduled with the traffic engineers, the civil engineers regarding stormwater management, and Theurkauf Design & Planning to address concerns regarding adequacy of buffering and open space. The applicants intend to submit revised plans in time for review at the Planning Commission meeting of October 20, 2020.

Joe Altimari asked if Wawa's recent plans to have a drive-through for food and meal pick-ups was considered in the traffic study. Mr. Weller said the current application is only for conditional use approval and as such the final design has not been completed. He also noted that the proposed building on the plan is now labeled "convenience store," so Wawa may not be the end user.

Ms. Nardone noted that while the 500 E. Lincoln Hwy. and the 609 E. Lincoln Hwy. plans are two separate applications, they are inter-related on several levels including the design and construction of the Couplet. As such, she wondered what would result if one plan was approved, but the other was not. She added that numerous consultant comments refer to land development requirements that are not needed for conditional use approval. Mr. Weller acknowledged that it could be problematic if only one plan was approved, but he further imagined a scenario where the plans might not be approved simultaneously, but further revisions made leading to approval of both plans. As for the consultants commenting on land development requirements, Mr. Weller said conditional use does not require a complete stormwater management design but does require enough detail to determine that what is being proposed is feasible. If an Applicant provides additional information not required at the conditional use stage, the consultants will review it so that potential problems are spotted earlier in the process. Mr. Weller cited the process of going through the conditional use criteria, and if this is met, the plan can be approved even if some of the details remain to be resolved during the land development process.

#### V. NEW BUSINESS:

Mr. Altimari questioned the setting of a precedent should a waiver be granted to allow residential dwellings on the Weston Tract. Mr. Weller said this could never be accomplished by a waiver but would require an amendment to the Zoning Ordinance and a Zoning Map change. Ms. Gleason added that legal liability is not a reason to amend or not, but rather what is good planning. Mr. Gordon added that the current zoning regulations for the Weston Tract may not be viable for the future, but he felt the Commission made it clear that any residential proposed for the site would need be similar to that of the surrounding area.

#### VI. ANNOUNCEMENTS:

Mr. Weller announced that the Township will present awards for service to Glen Marshall (former Supervisor and Planning Commission member) and George "Bud" Turner, (former Supervisor and current Emergency Management Coordinator) on September 9 at 6:15 p.m.

The project with the Urban Land Institute is moving forward. Justin Smiley is now reaching out to potential stakeholders to confirm their willingness to participate by being interviewed by the Panel in October as part of the three-day workshop.

In response to a previous question from the Commission, Mr. Weller said the Township Solicitor has determined that potential renters of the Exton Knoll project will need to be notified of the contamination remediated at the site.

A sketch plan for Valley Creek Homes is scheduled for the September 15 agenda. It is not certain yet if another sketch plan for the Weston Tract will be presented at this meeting. The applicant was directed to meet with surrounding property owners, and it does not appear that this has happened yet.

#### VII. ADJOURNMENT

The meeting adjourned at approximately 6:43 p.m.

Recording Secretary,



John Weller, AICP  
Director of Planning & Zoning