



## DEPARTMENT of PLANNING & ZONING

John R. Weller, AICP, *Director*

Justin Smiley, AICP, *Township Planner*



# 2018 ANNUAL REPORT

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### SUMMARY of ACTIVITY

The Township granted final plan approval for the following development during 2018:

- 170,180 sq.ft. of commercial space,
- 30,363 sq.ft. of institutional space,
- 8 single family homes, and
- 582 residential apartment units.

No plans for industrial development were approved.

The Township approved one amendment to the Subdivision and Land Development Ordinance:

- Ordinance No. 444, passed on December 12th, amended the landscaping requirements.

There were no amendments to the Township Comprehensive Plan or to the Zoning Ordinance during 2018.

The Department worked on the following studies in 2018.

- Staff completed the Pottstown Pike Congestion Mitigation Feasibility Study with the assistance of McMahon Associates, and the Study was endorsed by the Board of Supervisors on April 25 by Resolution 2018-19. The Study describes both short-term and long-term measures to improve mobility along PA Route 100 between Boot Rd. and the Chester Valley Trail. Principal recommendations include adding a third north-bound travel lane, creating a new signal-controlled four-way intersection where Route 100 meets Whiteland Woods Blvd. and Mountain View Dr., and a variety of pedestrian improvements.
- The Delaware Valley Regional Planning Commission (DVRPC) completed the Exton Train Station Area Concept Plan in October 2018. This Plan is a compilation of existing planning efforts and projects to facilitate access to and around the Exton train station. The Plan promotes access for motor vehicles, mass transit, bicyclists, and pedestrians and will be used by the Township to support grant applications and to promote cooperation with other agencies.
- Township Planner Justin Smiley began work on the Bicycle and Pedestrian Circulation Plan in early 2018 and was nearly completed by the end of the year. The work included extensive research into existing conditions, a public survey to identify residents' preferences, several workshop sessions with the Township Planning Commission, and a public open house on August 22 to present preliminary findings and

recommendations. The Plan promotes infrastructure for safe and convenient bicycle and pedestrian travel through the most densely developed and heavily traveled parts of the Township. The Plan will be completed during the first quarter of 2019, after which the Board will have an opportunity to adopt it as an amendment to the Township Comprehensive Plan.

### **PLANNING COMMISSION**

The Planning Commission met twenty-two times in 2018: of the twenty-three meetings originally scheduled, only one was cancelled (due to weather). The Commission re-elected Andy Wright as chair and elected Anita Nardone as vice-chair at the reorganization meeting on January 3. Mr. Wright served until July 17, at which time he resigned after more than six years on the Commission. The Commission elected Ms Nardone to the chair and Mark Gordon to vice-chair at the August 28 meeting. The Board appointed Joe Altimari to fill the vacancy created by Mr. Wright’s resignation, starting on August 14. Jeff Glisson, Rajesh Kumbhardare, Glenn Marshall, and Ray McKeeman also served as members of the Commission for all of 2018. The Commission has no vacancies.

The Commission reviewed eight conditional use applications (same as 2017), thirteen subdivision and land development plans (five less than 2017), and three sketch plans (two more than 2017). The following chart lists the projects reviewed in alphabetical order. Note that “approved” in the “Status” column indicates the date of the meeting at which the *Commission* passed a motion recommending that the Board of Supervisors approve the plan or conditional use application, not the date of approval by the Board.

#	Project Name	Type	Description	Status
1	Brandolini Subdivision	Preliminary Plan	Residential subdivision for 7 single-family homes at 297 Kirkland Ave., adjacent to PA Rt. 100 expressway.	Approved 9/4/18
2	Buckman’s Ski Shop	Land Development	Construction of a 2-story, 8,000 sq.ft. addition to existing commercial building at 403 N. Pottstown Pk.	Under Review
3	Capital Senior Housing Exton, LLC	Conditional Use	Construction of a 3-story, 99-bed assisted living facility on a 4-acre lot at 100 Oaklands Blvd. in the Oaklands Corporate Center.	Approved 12/4/18
4	Cassidy-Yearsley	Subdivision	Relocation of property line between residential lots at 1416 Spackman La. and 575 W. Boot Rd.	Approved 4/3/18
5	Collegium Charter School: Performing Arts Center	Land Development	Construction of a 18,018 sq.ft. addition to existing school building at 515 James Hance Ct. in the Oaklands Corporate Center.	Approved 11/7/18
6	Crown Castle	Conditional Use	Erection of a wooden pole to for a distributed antenna system node near 101 Arrandale Blvd.	Approved 5/1/18
7	Exton Elementary School	Conditional Use	Construction of a 7,890 sq.ft. addition to the existing school building at 301 Hendricks Ave.	Approved 6/5/18
8	Exton Elementary School	Land Development	Same as above.	Approved 8/28/18
9	Frame Property	Sketch Plan	Construction of 154 townhouses on 43-acre tract at 891-921 E. Lincoln Hwy.	n/a
10	Hanover Exton Square	Conditional Use	Construction of a 6-story, 342-unit apartment building at 181 N. Pottstown Pk., adjacent to the west entrance of Exton Square.	Approved 2/20/18

11	Hanover Exton Square	Land Development	Same as above.	Approved 7/17/18
12	Horn Plumbing and Heating, Inc.	Land Development	Construction of 4,366 sq.ft. warehouse and office building at 302 National Rd.	Approved 1/16/18
13	Keva Flats: Ivy Cottage Re-use	Land Development	Conversion of Class I historic structure at 301 W. Lincoln Hwy. into 2 dwelling units.	Approved 1/16/18
14	King Industrial, LLC	Conditional Use	Construction of a 36,000 sq.ft. non-residential building (in addition to 2 existing non-residential buildings) on a 12-acre lot at 1420 Phoenixville Pk.	Approved 7/2/18
15	Lochiel Farm / Bentley Homes	Preliminary Plan	Construction of 140 townhouses and renovation of 2 historic structures for single-family homes use on a 32-acre lot in the 700 block of E. Lincoln Hwy.	Approved 8/28/18
16	Mini Self-Storage Facility	Land Development	Construction of an 88,000 sq.ft. self-storage facility on a 2.5-acre lot at 1464 Pottstown Pk.	Approved 3/6/18
17	Moser Court	Land Development	Expansion of existing parking lot serving office building at southeast corner of N. Whitford Rd. and Waterloo Blvd.	Approved 1/3/18
18	NVR Homes	Sketch Plan	Construction of 90 single-family detached homes, 60 townhouses, and 25,685 sq.ft. of retail space on a 98-acre tract at 500 E. Lincoln Hwy.	n/a
19	PAC Strapping Products	Land Development	Construction of a 11,668 sq.ft. addition to join 2 existing industrial buildings on a 4-acre tract at 307-311 National Rd.	Approved 8/14/18
20	RAJ Real Estate, LLC	Conditional Use	Construction of a 4-story, 54-room hotel in addition to existing retail use on a 3-acre lot at 4 Tabas La.	Under Review
21	Royal Paper Products	Conditional Use	Construction of 66,146 sq.ft. addition to existing industrial building on 22-acre lot at 420 Clover Mill Rd.	Approved 2/20/18
22	Royal Paper Products	Land Development	Same as above.	Approved 10/2/18
23	Wawa	Sketch Plan	Construction of a convenience store with gas station and 2 other commercial buildings 690 E. Lincoln Hwy. (southwest corner of Lincoln Hwy. and Ship Rd. intersection).	n/a
24	West Whiteland Inn Revision	Conditional Use	Amendment of prior conditional use approval to allow re-use of Class I historic structure at 609 W. Lincoln Hwy. as an commercial business with an accessory residence.	Approved 5/1/18

The preceding section is provided in part to satisfy the requirements of **§207** of Pennsylvania Act 247, the Municipalities Planning Code.

### **HISTORICAL COMMISSION**

The Historical Commission met ten times in 2018; no meetings were cancelled. At the reorganization meeting on January 31, 2018, the Commission elected Bradley Roeder as the Chair, John Kabli as the Vice-Chair, and Roberta Eckman as the Secretary/Treasurer. Joshua Anderson, Frank King, Jonathan Martin, Joseph McCormick, and Matthew Morley also served as members of the Commission for all of 2018; Gail McCahon resigned from the Commission after many years of service. The Commission currently has three vacancies.

Under the terms of the Township Zoning Ordinance, the Commission advises the Board of Supervisors and the Zoning Hearing Board regarding subdivisions, land developments, conditional use applications, and variance applications that include or are within 300 feet of an identified historic resource. The Commission also reviews building permits, demolition permits, sign permits, and zoning permits for historic resources. In addition to this work, the Historical Commission accomplished the following during 2018.

- The Commission provided expert assistance to the owners of several historic properties, including the residence at 501 W. Boot Rd. (site #150), the former parsonage of Grove United Methodist Church (site #153), the Malvern Federal Saving Bank building at 109 N. Pottstown Pk. (site # 302), Lochiel Farm at the northeast corner of Ship Rd. and E. Lincoln Hwy. (sites #339 and #341), Ivy Cottage at 225 W. Lincoln Hwy. (site #205), the Colebrook Farm Manor House at 637 W. Lincoln Hwy. (site #229), and the Thomas Trimble House at 403 N. Pottstown Pk. (site #300).
- The Commission assisted in reclassifying the former Malvern Federal Savings Bank building at 109 N. Pottstown Pk. (site # 302) from a Class II to a Class I historic resource. The reclassification was a result of a finding that the building was eligible for the National Register Register of Historic Places. The Board of Supervisors passed the motion for reclassification at their meeting of June 13.
- Commission members met with a potential buyer of the Joseph Price House at 401 Clover Mill Rd. (site #115) regarding options for restoration, re-use, and development.
- The Commission presented the 2018 Historic Preservation Awards at an event on December 10 that was generously hosted by Ball and Ball at their showroom and store at 461 W. Lincoln Hwy. Award recipients were the Ball family for outstanding preservation of the Ball and Ball showroom and store and Ms. Sherry McVickar for outstanding rehabilitation of the West Whiteland Inn and stable at 609 W. Lincoln Hwy. This was the sixth consecutive year that the awards were presented.

### **BOARD OF SUPERVISORS - PLANNING ACTIVITY**

The authority to approve or to deny subdivision and land development plans and conditional use applications rests with the Board of Supervisors. The Board is advised by the Planning and Historical Commissions, a variety of consultants, and Staff. In 2018, the Board approved seven conditional use applications (same as 2017) and twelve final land development plans (one less than 2017). The Board also granted preliminary (rather than final) approval to two land development plans at the request of the applicants.

The following chart lists all plans considered by the Board during 2018 in alphabetic order. The “type” column states how the plan was *approved*: our Subdivision and Land Development Ordinance deems the first plan submitted for a project to be a “preliminary” plan, but if it shows all the information required for a final plan the Board may approve it as such; plans showing final approval may have been submitted as preliminary plans.

#	Project Name	Type	Description	Status
1	Brandolini Subdivision	Preliminary Plan	Residential subdivision for 7 single-family homes at 297 Kirkland Ave., adjacent to PA Rt. 100 expressway.	Approved 10/10/18
2	Capital Senior Housing Exton, LLC	Conditional Use	Construction of a 3-story, 99-bed assisted living facility on a 4-acre lot at 100 Oaklands Blvd. in the Oaklands Corporate Center.	Approved 12/12/18

3	Cassidy-Yearsley	Final Subdivision	Relocation of property line between residential lots at 1416 Spackman La. and 575 W. Boot Rd.	Approved 4/25/18
4	Church Farm School: Phase I North Campus	Final Land Development	Construction of addition to Greystock Hall, new parking lot, and new main entrance from Valley Creek Blvd. for existing school campus at 1001 E. Lincoln Hwy.	Approved 1/24/18
5	Collegium Charter School: Performing Arts Center	Final Land Development	Construction of a 18,018 sq.ft. addition to existing school building at 515 James Hance Ct. in the Oaklands Corporate Center.	Approved 12/12/18
6	Crown Castle	Conditional Use	Erection of a wooden pole to for a distributed antenna system node near 101 Arrandale Blvd.	Approved 6/13/18
7	Exton Elementary School	Conditional Use	Construction of a 7,890 sq.ft. addition to the existing school building at 301 Hendricks Ave.	Approved 7/11/18
8	Exton Elementary School	Final Land Development	Same as above.	Approved 9/12/18
9	Hanover Exton Square	Conditional Use	Construction of a 6-story, 342-unit apartment building at 181 N. Pottstown Pk., adjacent to the west entrance of Exton Square.	Approved 4/11/18
10	Hanover Exton Square	Final Land Development	Same as above	Approved 8/8/18
11	Harry Simon Estate	Final Subdivision	Subdivision of 14-acre lot at 1364 Grove Rd. into 8 lots for single-family homes.	Approved 6/27/18
12	Horn Plumbing and Heating Inc.	Final Land Development	Construction of 4,366 sq.ft. warehouse and office building at 302 National Rd.	Approved 2/28/18
13	Keva Flats: Ivy Cottage Re-use	Final Land Development	Conversion of Class I historic structure at 301 W. Lincoln Hwy. into 2 dwelling units.	Approved 2/28/18
14	King Industrial, LLC	Conditional Use	Construction of a 36,000 sq.ft. non-residential building (in addition to 2 existing non-residential buildings) on a 12-acre lot at 1420 Phoenixville Pk.	Approved 8/8/18
15	Lochiel Farm / Bentley Homes	Preliminary Plan	Construction of 140 townhouses and renovation of 2 historic structures for single-family homes on a 32-acre lot in the 700 block of E. Lincoln Hwy.	Approved 9/26/18
16	Mini Self-Storage Facility	Final Land Development	Construction of an 88,000 sq.ft. self-storage facility on a 2.5-acre lot at 1464 Pottstown Pk.	Approved 3/28/18
17	Moser Court	Final Land Development	Expansion of existing parking lot serving office building at southeast corner of N. Whitford Rd. and Waterloo Blvd.	Approved 3/14/18
18	PAC Strapping Products	Final Land Development	Construction of a 11,668 sq.ft. addition to join 2 existing industrial buildings on a 4-acre tract at 307-311 National Rd.	Approved 9/26/18
19	Royal Paper Products	Conditional Use	Construction of 66,146 sq.ft. addition to existing industrial building on 22-acre lot at 420 Clover Mill Rd.	Approved 4/25/18
20	Royal Paper Products	Final Land Development	Same as above.	Approved 10/24/18
21	West Whiteland Inn Revision	Conditional Use	Amendment of prior conditional use approval to allow re-use of Class I historic structure at 609 W. Lincoln Hwy. as an commercial business with an accessory residence.	Approved 6/13/18

## ZONING

The Zoning Hearing Board held hearings for thirteen variance applications, an increase from the seven variance applications received in 2017; one hearing was continued from 2017. There were no applications for a special exception.

- Michael McGuire applied for a variety of dimensional variances to allow an addition to the residence at 503 Briar Rd. in the R-3 Residential district. The hearing began on December 21, 2017 and was continued to January 25, 2018. The Board granted the variances requested with conditions.
- Exton Elementary School applied for a variety variances to allow for the construction of an addition to the existing school at 301 Hendricks Ave. in the R-4 Residential district. The hearing was held on February 22, 2018. The Board granted the variances requested with conditions.
- Celio Vicente Leon applied for relief from the maximum building coverage limit to allow for the construction of deck and porch additions to the existing residence at 242 Namar Ave. in the R-4 Residential district. The hearing was on February 22, 2018, and the Board granted the variance requested with conditions.
- Crown Castle NG East, LLC applied for a variety of use and dimensional variances to allow for the placement of wireless communication facilities at seven locations in the Township. The hearing was on March 29, 2018, and the Board granted the variances requested with conditions.
- SB&G Real Estate Partnership applied for relief from the maximum building coverage limit to allow for the construction of an addition to connect the PAC Strapping buildings at at 307-311 National Rd. in the I-1 Limited Industrial district. The hearing was held on March 29, 2018, and the Board granted the variances requested with conditions.
- David and Stephanie Christofides applied for various dimensional variances to allow the construction of a swimming pool at 225 Retford Ln. in the R-2 Residential district. The hearing was held on April 26, 2018, and the Board granted the variance requested with conditions.
- David Dannehower applied for various dimensional variances to accommodate an addition to the residence at 1343 Sweet Briar Rd. in the R-2 Residential district. The hearing was held on April 26, 2018, and the Board granted the variance requested with conditions.
- Kevin Prior applied for relief from the impervious coverage limit to accommodate a patio, walkway, and outdoor seating area at 211 Sussex Rd. in the R-1 Residential district. The hearing was held on April 26, 2018, and the Board granted the variance requested with conditions.
- Joseph and Christina Long applied for several dimensional variances to allow construction of an attached garage at 506 Lakeside Dr. in the R-3 Residential district. The hearing was held on May 31, 2018, and the Board granted the variance requested with conditions.
- AVA Development, LLC applied for relief from the rear yard setback requirement to allow the construction two single-family detached homes on two vacant lots at 579 N. Pottstown Pk. and 138 Whiteland Hills Cir. in the R-2 Residential district. The hearing began on May 31, 2018 and was continued to June 28 and then July 26, 2018, at which time the Board granted the relief with conditions.

- McDonald’s USA, LLC applied for relief from signage regulations to allow a wall sign on the north side of the existing McDonald’s restaurant at 260 Pottstown Pk. in the TC Town Center district. The hearing was held on August 30, 2018, and the Board granted the variance requested with conditions.
- Ski Properties II, LP applied for relief to allow grading of slopes in excess of 25% to accommodate a major expansion of Buckman’s Ski and Snowboard shop at 403 N. Pottstown Pk. in the TC Town Center district. The hearing was held on October 25, 2018, and the Board granted the variance requested with conditions.
- Jeff Bennett applied for relief from accessory building regulations to allow a garage at 1421 Ship Rd. in the R-1 Residential district. The hearing was held on November 29, 2018, and the Board granted the variance requested with conditions.

Brian Dunn, Paul Nickels, and Diane Snyder served on the Board for all of 2018.

### **STAFF and TRAINING**

Staff attended the following conferences and workshops during 2018. Please note that most of these activities allowed staff to earn credits toward maintaining their AICP professional planner certification.

- Mr. Weller and Mr. Smiley attended the “Breaking Ground 2018 Conference” sponsored by the Delaware Valley Regional Planning Commission in Philadelphia on March 22.
- Mr. Weller attended the “Pennsylvania Automated Vehicle Summit” held by PennDOT and the Pennsylvania Department of Community and Economic Development on April 9 and 10 in Pittsburgh.
- Mr. Smiley and Mr. Weller attended the spring session of the Chester County Planners’ Forum held by the Chester County Planning Commission on April 17 at the Oakbourne Mansion in Westtown Township.
- Mr. Smiley was a presenter at the Pennsylvania Downtowns Center 2018 Revitalization Conference on June 4 in West Chester.
- Mr. Smiley attended the “Citizen Planner Breakfast” seminar sponsored by Chester County 2020 on July 12 at Victory Brewing Company in Downingtown. Township Manager Mimi Gleason, Assistant Manager Pam Gural-Bear, and Director of Public Works Ted Otteni also attended.
- Mr. Weller attended the “Transit-Oriented Development Summit” sponsored by the Transportation Management Association of Chester County on September 6 at the Desmond Hotel in Malvern.
- Mr. Weller attended the “Suburban Active Transportation Forum” sponsored by the Bicycle Coalition of Greater Philadelphia on November 17 in Norristown.
- Mr. Weller and Mr. Smiley attended the fall session of the Chester County Planners’ Forum held by the Chester County Planning Commission on November 24 at Longwood Gardens.
- Mr. Smiley attended multiple American Planner Association webinars throughout the year to maintain AICP certification.