



T O W N S H I P o f W E S T W H I T E L A N D  
DEPARTMENT of PLANNING & ZONING

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## 2020 ANNUAL REPORT

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### SUMMARY of ACTIVITY

The Township granted final plan approval for the following **development** during 2020:

- 113,653 sq.ft. of industrial space,
- 1 two-family dwelling, and
- 319 townhouses.

There were two amendments to the Township **Zoning Ordinance**:

- Ordinance No. 453, passed on April 22, amended the provisions of the Town Center zoning district to include a Master Plan requirement for large projects.
- Ordinance No. 457, passed on October 14, amended the provisions of the Neighborhood Commercial zoning district to allow institutional uses.

On January 22, the Township passed Ordinance No. 451 to amend the open space provisions of the Subdivision and Land Development Ordinance.

The Township successfully applied to the Pennsylvania Department of Transportation for a grant of \$940,000 from the Multi-Modal Fund toward the construction of the portion of the Ship Road Couplet and Chester Valley Trail Connector north of Lincoln Hwy.

From October 21 to 23, the Township hosted and participated in a Technical Assistance Panel by the Urban Land Institute (ULI) focused on the future of the Exton Crossroads area.

### PLANNING COMMISSION

The Planning Commission met eighteen times during 2020. The Commission re-elected Anita Nardone as chair and elected Mark Gordon as vice-chair at the reorganization meeting on January 7. Joe Altimari, Jeff Glisson, and Ray McKeeman also served as Commission members for the entire year. Glenn Marshall resigned from the Commission in March, with MaryFrances McGarrity and Dan Cote joining the Commission in March and April respectively.

The Commission reviewed six conditional use applications (five more than 2019), six land development plans (eight less than 2019), and four sketch plans (one more than 2019). In addition, conditional Use applications were submitted by Gravers Road Advertising (proposed billboard), Dunwoody Drive Outdoor (another proposed billboard), and PREIT (proposed 354-unit apartment building), but as of the end of the year none of them had made any presentation to the Planning Commission. On the following chart, “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	475 Creamery Partners, LLC	Conditional Use	Construction of a 113,653 sq.ft. addition to an existing building on a 16.7-acre lot at 475 Creamery Way in the Oaklands Corporate Center.	Approved 1/21/20
2	475 Creamery Partners, LLC	Land Development	Same as above.	Approved 4/14/20
3	500 & 690 E. Lincoln Hwy.	Subdivision	Re-subdivision of tract to establish lots for further development. <i>See 500 E. Lincoln Hwy. and 690 E. Lincoln Hwy.</i>	Approved 10/20/20
4	500 E. Lincoln Hwy. (Ship Run Developers)	Conditional Use	Construction of 95 single-family detached dwellings and 68 townhouse dwellings on a 77.7-acre lot.	Approved 10/20/20
5	690 E. Lincoln Hwy. (690 E. Lincoln Associates)	Conditional Use	Construction of a 5,590 sq.ft. convenience store and gas station on a 3.8-acre lot.	Approved 10/20/20
6	Boot Road Storage	Subdivision	Subdivision of a 7.2-acre lot at 200 King Rd. to provide a lot for an existing dwelling on a commercial property.	Under Review
7	Columbia Cottage	Sketch Plan	Construction of 73-unit senior care facility on a 6.0-acre lot at 930-936 E. Boot Rd.	Reviewed 7/17/20
8	Exton Knoll	Conditional Use	Construction of 319 townhouses and flats and ancillary recreational facilities on a 56.6-acre tract at 713-921 E. Lincoln Hwy.	Approved 2/4/20
9	Exton Knoll	Land Development	Same as above	Approved 9/23/20
10	Fedor Tract	Land Development	Construction of two-family dwelling on a 1.1-acre lot at 1250 Ship Rd.	Approved 8/18/20
11	MacIntyre/Stratton Tract	Sketch Plan	Construction of 37 townhouses on a 9.8-acre lot at northwest corner of Boot Rd. and Pottstown Pk. intersection.	Withdrawn
12	Public Works Facility	Conditional Use	Construction of 3 buildings with a total footprint of 44,105 sq.ft. on a 25.1-acre vacant lot at 215 Valley Creek Blvd.	Approved 7/14/20
13	Raj Real Estate (4 Tabas Ln.)	Conditional Use	Construction of a 3-story self-storage facility covering 24,795 sq.ft. on a 3-acre lot with an existing retail commercial use, which is to remain.	Under Review
14	Raj Real Estate (4 Tabas Ln.)	Land Development	Construction of a 1-story retail and storage building covering 13,297 sq.ft. on a 3-acre lot with an existing retail commercial building, which is to remain.	Under Review
15	Valley Creek Homes, LLC	Sketch Plans	2 options for development of 100.5-acre unbuilt portion of Valley Creek Corp. Ctr. <i>Option 1:</i> 319-unit life-care facility (77 independent living townhouses; 242 apartment units in 6 buildings providing various levels of care). <i>Option 2:</i> 344-unit active adult community (116 single-family homes, 96 carriage homes, 132 townhouses).	Reviewed 9/15/20
16	Weston Tract	Sketch Plan	Construction of 75 single-family homes on the 53.8-acre Weston Solutions tract at 1400 Weston Way.	Reviewed 10/6/20

The preceding section is provided in part to satisfy the reporting requirement of §207(a) of Pennsylvania Act 247, the Municipalities Planning Code.

### **HISTORICAL COMMISSION**

The Historical Commission met eleven times during 2020; with the April meeting being cancelled. At the reorganization meeting on January 13, the Commission elected John Kabli as Chair, Julie Bauer as the Vice-Chair, and Roberta Eckman as Secretary/Treasurer. Frank King, Joe McCormick, Jonathan Martin, and John Prendergast served as members for the entire year. There are currently no vacancies on the Commission.

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 involving properties that have or are within 300 feet of an identified historic resource. The Commission also reviews applications for building permits, demolition permits, sign permits, and zoning permits for historic resources. Other Commission activity included the following.

- On December 14, the Commission selected three recipients for the 2020 Historic Preservation Awards for outstanding preservation and rehabilitation of historic resources: Buckman's Ski & Showboard Shop/Thomas D. Trimble House (site #300), Chase Bank/Malvern Federal (site #302), and Williams Cabins/Icabod's (site #348). The winners will receive their awards at an event in 2021 when it is safe to meet. This was the eighth consecutive year that the Commission has presented awards.
- The Commission provided expert assistance to the owners of the following historic sites: the Morstein manor house (site #001), Morstein Station (site #003), Morstein gatehouse (site #004), Ryerss Infirmary for Dumb Animals (site #044), William Wells Farm house (site #054), Member house in Grove District (site #150), Ivy Cottage (site #205), Pickwick, John Kent Kane Jr. house (site #327), Lochiel Farm manor and tenant house (sites #339 & #341).
- Commission members and Township Historical Consultant Phil Yocum visited the Arrandale Barn to assess its condition. The owner intends to sell the property, which includes two additional historic resources that will be used as offices. The Commission would like the barn to be reused, but if reuse proves infeasible then materials salvaged from the structure should be incorporated into any new construction.
- Work continued on the update to "A History of West Whiteland," the Township's official document of historic resources, which started in 2019. Project consultant Commonwealth Heritage Group created a GIS survey form for the survey update, which was approved by the PHMC. The Commission also assisted with revising the classification guidelines for historic resources. Due to COVID-related restrictions, the survey was delayed, and it will be necessary to secure an extension from the County. The Consultant anticipates completion of all deliverables - the updates to the survey, the historic resources map, and the "History" document along with support for creating an interactive mapping tool for public use - by summer 2021.

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

The authority to approve subdivision and land development plans and conditional use applications rests with the Board of Supervisors, which is advised by the Planning and Historical Commissions, a variety of consultants, and Staff. In 2020, the Board approved two

conditional use applications (five more than 2019) and four final land development plans (nine less than 2019).

The following chart lists all plans considered by the Board during 2020 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.

#	Project Name	Type	Description	Status
1	475 Creamery Partners, LLC	Conditional Use	Construction of a 113,653 sq.ft. addition to an existing building on a 16.7-acre lot at 475 Creamery Way in the Oaklands Corporate Center.	Approved 4/8/20
2	475 Creamery Partners, LLC	Final Land Development	Same as above.	Approved 5/27/20
3	500 & 690 E. Lincoln Hwy.	Final Subdivision	Re-subdivision of tract to establish lots for further development.	Approved 11/10/20
6	Exton Knoll	Conditional Use	Construction of 319 townhouses and flats and ancillary recreational facilities on a 56.6-acre tract at 713-921 E. Lincoln Hwy.	Approved 4/8/20
7	Exton Knoll	Final Land Development	Same as above.	Approved 9/23/20
8	Fedor Tract	Final Land Development	Construction of two-family dwelling on a 1.1-acre lot at 1250 Ship Rd.	Approved 8/26/20

### ZONING

The Zoning Hearing Board (ZHB) held hearings for six variance applications, down four from the ten variance applications heard in 2019. Gravers Road Advertising submitted a variance application pursuant to a billboard project, but Staff deemed the application incomplete so the hearing had not been held by the end of 2020.

- Church Farm School applied for relief from the sign regulations to allow a larger-than-permitted free-standing sign at the new campus entrance from Valley Creek Blvd. in O/L Office Laboratory district. The hearing was held on June 25, and the Board granted the variance requested with conditions.
- Skyway Outdoor applied for relief from the sign regulations to allow larger-than-permitted window signs for the Gabe’s store in Whiteland Towne Center in the TC Town Center district. The hearing was held on February 28, and the Board granted the variance requested with conditions.
- Derek and Hannah Kimmel applied for a variety of dimensional variances to allow the construction of a swimming pool at the rear of their residence at 511 Preston Ct. in the R-1 Residential district. The hearing was on October 8, and the Board granted the variances requested with conditions.
- Louis and Elena LaFrance applied for a variety of dimensional variances to allow construction of an addition to an existing non-conforming residence at 936 Cedarwood Ave. in the R-2 Residential district. The hearing was held on December 17, 2020, and the Board granted the variances requested with conditions.
- Three Keys Storage applied for relief from the sign regulations to allow a larger sign area for a wall sign and a monument sign with an LED panel for a storage facility at 1464 Pottstown Pk. in the NC Neighborhood Commercial district. The hearing was held on November 19, and the Board granted the variance requested with conditions.

- Uk Jung applied for relief from the steep slope regulations to allow construction of a driveway to access a proposed residence at 1460 Spackman Ln. in the R-1 Residential district. The hearing began on June 25 and, due to extensive testimony from various parties, continued on August 27; October 1, 8, and 29; November 19; and finally concluded on December 17. The Board denied the variance.

There were no applications for special exceptions or appeals from the determination of the Zoning Officer in 2020.

### **STAFF and TRAINING**

Staff attended the following conferences and workshops during 2020. Many of these events provided staff with credits toward maintaining their AICP certification as planners.

- Mr. Smiley attended the ESRI User Conference virtually from July 13 to 17.
- Mr. Weller virtually attended a presentation on Community Autonomous Vehicle Deployment hosted by the Transportation Management Association of Chester County on September 17.
- Mr. Weller and Mr. Smiley attended the annual conference of the Pennsylvania chapter of the American Planning Association (APAPA) virtually on October 19 and 20.
- Mr. Weller and Mr. Smiley organized and conducted a tour for the Urban Land Institute Technical Assistance Panel from October 21 to 23.
- Mr. Weller and Mr. Smiley attended and presented at the fall meeting of the Chester County Planners' Forum hosted by the Chester County Planning Commission on October 28 via Zoom.
- Mr. Weller virtually attended a presentation by APAPA called "Micromobility Challenges: Sometimes You Feel Like a Scooter and Sometimes You Don't" on December 2.
- Mr. Weller virtually attended a Delaware Valley Regional Planning Commission presentation by Richard Rothstein called "Why Are Communities So Segregated?" on December 9.
- Mr. Smiley attended American Planning Association webinars throughout the year to maintain AICP certification.