



DEPARTMENT of PLANNING & ZONING

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2017 ANNUAL REPORT

SUMMARY of ACTIVITY

The Township granted final plan approval for the following development during 2017:

- 123,120 sq.ft. of commercial space,
- 35,600 sq.ft. of institutional space,
- 108 residential carriage homes, and
- 650 residential apartment units.

No plans for industrial development were approved.

The Township approved three amendments to the Township Zoning Ordinance:

- Ordinance No. 437, passed on August 23, amended the regulations governing home occupation uses.
- Ordinance No. 438, also passed on August 23, replaced Article XIII in its entirety. This Article controls development in flood-prone areas with regulations provided by the Federal Emergency Management Agency (“FEMA”). The amendment was necessary to maintain compliance with FEMA standards and to assure that owners of flood-prone property will continue to have access to flood insurance.
- Ordinance 439, passed on October 11, clarified the restrictions on building height in several districts to assure consistency of application throughout the Township.

There were no amendments to the Township Comprehensive Plan or to the Subdivision and Land Development Ordinance during 2017.

The first meeting of the study committee for the **Pottstown Pike Congestion Mitigation Feasibility Study** took place on May 23. The committee includes Township residents, Staff, and representatives from other interested agencies and is being assisted by transportation experts from McMahon Associates. The intent of the study is to identify both short-term and long-term solutions to improve mobility along PA Route 100 (Pottstown Pk.) between Boot Rd. and the Chester Valley Trail and is being funded in part by a \$25,000 Transportation and Community Development Initiative (TCDI) grant from the Delaware Valley Regional Planning Commission. The Study is scheduled for completion in early 2018.

Administrative Assistant Claudia Wade and her family moved from the area, requiring her to resign her position effective February 17. Justin Smiley, AICP, joined the Department on March 8 in the capacity of Township Planner.

PLANNING COMMISSION

The Planning Commission met fifteen times during 2017. The Commission re-elected Andy Wright as chairman and Jon Bonnett as vice-chairman at the reorganization meeting on January 4. Mr. Wright and Mr. Bonnett served in these positions for the entire year. Denise Jones resigned from the Commission in April after more than four years of service and was replaced by Raymond McKeeman in May. The Commission has no vacancies.

The Commission reviewed eight conditional use applications (three more than 2016), eighteen land development plans (two more than 2016), and one sketch plan. 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	ALDI Grocery Store Addition	Land Development	Construction of an 1,885 sq.ft. addition to the existing grocery store at 190 W. Lincoln Hwy., across from Whiteland Towne Center shopping center.	Approved 2/28/17
2	ALDI Grocery Store Addition - Redesign	Land Development	Same as above with revisions to storm-water management facilities.	Approved 11/14/17
3	Boy Scout of America - Chester County	Land Development	Construction of 15,800 sq.ft. office building at 310 W. Lincoln Hwy., across from Otto's Mini.	Approved 8/15/17
4	Brandolini (Kirkland Ave.)	Sketch Plan	Residential subdivision for 7 single-family homes along Kirkland Ave., adjacent to the Rt.100 expressway.	N/A
5	Church Farm School: Phase I North Campus	Land Development	Construction of addition to Greystock Hall, new parking lot, and new main entrance to Valley Creek Blvd.	Approved 11/14/17
6	Day Care Center at 759 E. Lincoln Hwy.	Land Development	Conversion of an existing building to accommodate a child day-care center along the north side of E. Lincoln Hwy.	Approved 2/14/17
7	FedEx Ground	Land Development	Expansion of existing parking lot serving building at 442 Creamery Way in Oaklands Business Park.	Approved 8/15/17
8	Festival at Exton	Land Development	Construction of 2,070 sq.ft. addition within an existing shopping center at 454 W. Lincoln Hwy.	Approved 2/28/17
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 drive of Exton Square.	Under Review
10	Harry Simon Estate	Land Development	Residential subdivision for 8 single-family homes at 1364 Grove Rd.	Approved 6/6/17
11	Horn Plumbing and Heating Inc.	Land Development	Construction of 4,366 sq.ft. warehouse and office building at 302 National Rd.	Under Review
12	Keva Flats (formerly Marquis at Exton) - revision #1	Land Development	Construction of 240 apartment units in 5 buildings at 301 W. Lincoln Hwy.	Approved 3/20/17
13	Keva Flats - revision #2	Land Development	Adaptive re-use of historic Ivy Cottage for 2 dwelling units, including changes to previously approved parking and access drive.	Under Review
14	Lochiel Farm / Bentley Homes	Conditional Use	Construction of 140 townhouse units and renovation of 2 historic structures on a Livingston La., near the northeast corner of Ship Rd. and E. Lincoln Hwy.	Approved 8/1/17

15	Mini Self Storage Facility	Conditional Use	Construction of an 88,000 sq.ft. self-storage facility at 1464 Pottstown Pk., next to the CVS pharmacy.	Approved 7/5/17
16	Moser Court	Land Development	Expansion of existing parking lot serving office building at northeast corner of N. Whitford Rd. and Waterloo Blvd.	Under Review
17	New Horizons Montessori Academy	Conditional Use	Construction of a 2-storey, 19,800 sq.ft. classroom building for expansion of existing facility at 253 S. Whitford Rd.	Approved 6/20/17
18	New Horizons Montessori Academy	Land Development	Same as above.	Approved 7/18/17
19	Parkview at Oaklands	Conditional Use	Construction of 291 apartment units in 4 buildings at 350 and 385 Creamery Way, adjacent to Oaklands Business Park.	Approved 7/18/17
20	Parkview at Oaklands	Land Development	Same as above.	Approved 11/28/17
21	Pop-in-Kids Club	Conditional Use	Conversion of existing space in the Whiteland Towne Center shopping center to accommodate a child day-care facility.	Approved 3/28/17
22	Reserve at Ashbridge - Main Street at Exton	Land Development	Construction of 410 apartment units in 6 buildings along Commerce Dr., Indian Run Rd., and Woodcutter St. within Main Street at Exton.	Approved 5/16/17
23	Sunrise Blvd. Hotel	Conditional Use / Land Development	Simultaneous revisions to conditional use application and land development plan for 4-story, 65-room hotel at 198 Sunrise Blvd.	Approved 6/6/17
24	Sunshine Management	Preliminary Land Development	Residential subdivision for 7 single-family homes at 1354 Old Pottstown Pk., near the West Goshen Twp border.	Approved 7/5/17
25	West Whiteland Inn	Conditional Use	Adaptive re-use of historic stable for West Whiteland Inn at 609 W. Lincoln Hwy. as an art gallery and accessory residence.	Approved 6/6/17
26	Whiteland Technology Center	Land Development	Expansion of existing parking lot serving Whiteland Business Park at 880-930 Springdale Dr.	Approved 6/20/17

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 had ten official and two unofficial (i.e., without a quorum) meetings during 2017. At the reorganization meeting on January 9, 2017, the Commission elected Janice Earley to be chairman, Bradley Roeder, vice-chairman, and Roberta Eckman secretary/treasurer. At this time, the Commission has no 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. Commission activity in addition to this work included the following.

- On July 20, 2017, Commission members provided a guided tour of two historic properties as part of the **Town Tours and Village Walks** series of the Chester County Tourist Bureau and Planning Commission. The tour focused on the role of Township residents during the Revolutionary War and the local event known as the Battle of the Clouds in particular as well as the struggles they faced throughout the War.
- The Commission held two presentation events for the **2017 Historic Preservation Awards**. On Saturday, October 14, members Bobbie Eckman, Janice Earley, Jon Martin, and Frank King presented an award to Church Farm School during their annual Parents' Weekend. The framed certificate recognized the School for 100 years of preservation of the original campus vision. Township Supervisor Bud Turner and Township Manager Mimi Gleason also participated.

On Monday, November 13 the Commission hosted a reception at the Township Building for the purpose of presenting Awards for two other deserving properties. Fairview Mansion, 225 N. Whitford Rd., was recognized for outstanding rehabilitation and Whitford Hall, 233 W. Lincoln Hwy., was recognized for outstanding restoration. This year was the fifth consecutive year in which the awards were presented.

- Members participated in the annual Recognition Dinner of the **Chester County Historic Preservation Network** on June 28 at the Washington House in the village of Yellow Springs. Two of our members reported on the Commission's 2016 achievements.
- The Commission took delivery of **artwork** by local artist Jeff Schaller commemorating the **Guernsey Cow** restaurant (paid for by a bequest from the Polite family, its former owners) and by Sherry McVickar depicting the **West Whiteland Inn** (Ms McVickar donated her work). The Commission presented these to the Board and the residents of the Township in the Fall.
- The Commission provided **expert assistance** to the owners of several historic properties, including the West Whiteland Inn (sites #226 and #227), the Dobbins Infirmary at Church Farm School (site #25), Ivy Cottage (site #205), a house at Whitford Station (site #130), and the Fairview mansion (site #210).
- The original sign for the **Guernsey Cow** restaurant was made from multiple pieces of metal, nailed to a frame and painted at its final location along E. Lincoln Hwy. When the sign was dismantled, the pieces were placed in a Township storage facility. After years of discussion and consultation with surviving members of the Polite family (owners of the restaurant), the Commission concluded that restoring the sign would not be economically feasible. The Polite family was informed and took possession of ten of the pieces; the remaining were taken to a recycling facility.
- The Commission continues to transcribe **oral history tapes** created in the 1980's. The Commission also made contact with two local residents to gain information about the Indian Run Farm (site #100, now part of Main Street at Exton) and the miller's house at Trimble Mill (site #214).

BOARD OF SUPERVISORS - PLANNING ACTIVITY

The Board has the final authority to approve or to deny subdivision and land development plans and conditional use applications. The Board is advised by the Planning and Historical Commissions, a variety of consultants, and Staff. In 2017, the Board approved seven conditional use applications (two more than 2016) and thirteen final land development plans (seven more than 2016). The Board granted preliminary (rather than final) approval to one land development plan at the request of the applicant.

The following chart lists all plans considered by the Board during 2017 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	ALDI Grocery Store Addition	Final Land Development	Construction of an 1,885 sq.ft. addition to the existing grocery store at 190 W. Lincoln Hwy., across from Whiteland Towne Center shopping center.	Approved 3/8/17
2	ALDI Grocery Store Addition - Redesign	Final Land Development	Same as above with revisions to storm-water management facilities.	Approved 12/13/17
3	Boy Scout of America - Chester County	Final Land Development	Construction of 15,800 sq.ft. office building at 310 W. Lincoln Hwy., across from Otto's Mini.	Approved 9/27/17
4	Day Care Center at 759 E. Lincoln Hwy.	Final Land Development	Conversion of an existing building to accommodate a child day-care center along the north side of E. Lincoln Hwy.	Approved 2/22/17
5	FedEx Ground	Final Land Development	Expansion of existing parking lot serving building at 442 Creamery Way in Oaklands Business Park.	Approved 8/23/17
6	Festival at Exton	Final Land Development	Construction of 2,070 sq.ft. addition within an existing shopping center at 454 W. Lincoln Hwy.	Approved 3/8/17
7	Glen Loch II	Final Land Development	Construction of 108 carriage-house dwellings on a 56.5-acre tract bisected by Dunwoody Dr. along the west side of US Rt. 202 south of the Amtrak/SEPTA rail line.	Approved 1/25/17
8	Keva Flats (formerly Marquis at Exton - revision #1)	Final Land Development	Construction of 240 apartment units in 5 buildings at 301 W. Lincoln Hwy.	Approved 4/12/17
9	Lochiel Farm / Bentley Homes	Conditional Use	Construction of 140 townhouse units and renovation of 2 historic structures on a Livingston La., near the northeast corner of Ship Rd. and E. Lincoln Hwy.	Approved 10/25/17
10	Mini LP Self-Storage Facility	Conditional Use	Construction of an 88,000 sq.ft. self-storage facility at 1464 Pottstown Pk., next to the CVS pharmacy.	Approved 12/13/17
11	New Horizons Montessori Academy	Conditional Use	Construction of a 2-storey, 19,800 sq.ft. classroom building for expansion of existing facility at 253 S. Whitford Rd.	Approved 7/26/17
12	New Horizons Montessori Academy	Final Land Development	Same as above.	Approved 8/23/17
13	Parkview at Oaklands	Conditional Use	Construction of 291 apartment units in 4 buildings at 350 and 385 Creamery Way, adjacent to Oaklands Business Park.	Approved 9/13/17
14	Parkview at Oaklands	Final Land Development	Same as above.	Approved 12/13/17
15	Pop-in-Kids Club	Conditional Use	Conversion of existing space in Whiteland Towne Center to accommodate a child day-care facility.	Approved 4/26/17
16	Reserve at Ashbridge - Main Street at Exton	Final Land Development	Construction of 410 apartment units in 6 buildings along Commerce Dr., Indian Run Rd., and Woodcutter St. within Main Street at Exton.	Approved 5/24/17

17	Sunrise Blvd. Hotel	Conditional Use / Final Land Development	Simultaneous revisions to previously approved conditional use application and land development plan for 4-story, 65-room hotel at 198 Sunrise Blvd.	Conditional use approved 6/28/17; land development approved 9/13/17
18	Sunshine Management	Preliminary Land Development	Residential subdivision for 7 single-family homes at 1354 Old Pottstown Pk., near the West Goshen Twp border.	Approved 10/11/17
19	West Whiteland Inn	Conditional Use	Adaptive re-use of historic stable for West Whiteland Inn at 609 W. Lincoln Hwy. as an art gallery and accessory residence.	Approved 6/28/17
20	Whiteland Technology Center	Final Land Development	Expansion of existing parking lot serving Whiteland Business Park at 880-930 Springdale Dr.	Approved 6/28/17

ZONING

The Zoning Hearing Board held hearings for seven variance applications, an increase from the two variance applications received in 2016. One of variances was continued from 2016, while another application was withdrawn.

- Rudolph Fedor applied for a use variance and a variety of area and bulk standards to allow construction of a storage facility on a vacant lot at 1250 Ship Rd. in the R-3 Residential district. The hearing began on December 1, 2016 and was continued to January 5, 2017. The Board denied the application.
- Jean Miller applied for a variety of dimensional variances to allow construction of an addition and an attached to the residence at 526 Whitford Hills Rd. in the R-1 Residential district. The hearing was on March 16, 2017, and the Board granted the variances requested with conditions.
- Jackie and Jake Collas applied for a variety of dimensional variances to allow a swimming pool and two additions to the residence at 1411 Gary Terrace in the R-2 Residential district. The hearing began on May 4 and was continued to May 11, 2017. The Board granted the variances requested with conditions.
- Shirley and Edmund Zakrzewski applied for a variety of dimensional variances to allow a covered front porch to the residence at 482 McGregor Dr. in the R-1 Residential district. The hearing was held on September 14, 2017, and the Board granted the variances requested with conditions.
- Royal Paper Inc. applied for relief from the maximum building coverage limit to allow an addition to their warehouse at 420 Clover Mill Rd. in the I-2 Industrial district. The hearing was held on October 24, 2017, and the Board granted the variance requested with conditions.
- Paul and Betty Moore applied for a variety of dimensional variances to allow an addition to the residence at 503 Sunset Ln. in the R-1 Residential district. The hearing was scheduled for November 30, 2017, but the application was withdrawn by the Applicant prior to that date.
- 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.

On July 23, 2017, Crown Castle submitted hearing applications for variance relief, a challenge to the validity of the Ordinance, and an appeal from the determination of the Zoning Officer regarding their desire to place thirteen distributed antenna system (“DAS”) nodes at various locations in various zoning districts for the purpose of enhancing wireless communication services. The applicant granted a series of extensions to the Township such that no hearings pursuant to any of the applications had been advertised by the end of 2017.

There were no applications for special exceptions in 2017.

STAFF CHANGES and TRAINING

Claudia Wade, long-time administrative assistant to the Department, left the Township’s employ effective February 17 due to a family move. Rather than hire another administrative assistant, the Township Manager and the Director created the position of Township Planner and hired Justin Smiley, AICP. Mr. Smiley comes to us with ten years of planning experience from the Chester County Planning Commission. He began work on March 8.

Staff attended the following conferences and workshops during 2017. Please note that most of these activities allowed staff to earn credits toward maintaining their AICP status (certification as planners).

- Mr. Weller attended a seminar on the legalization of marijuana sponsored by the Meyner Center for the Study of State and Local Government at Lafayette College in Easton, PA on February 1.
- Mr. Weller attended “The New Normal for Downtowns” seminar sponsored by the Delaware Valley Regional Planning Commission in Philadelphia on March 31.
- Mr. Weller and Mr. Smiley attended the spring session of the Chester County Planners’ Forum sponsored by the Chester County Planning Commission at the West Goshen Township Building on May 2.
- Mr. Weller attended the annual conference of the American Planning Association in New York City from May 6 through May 9.
- Mr. Weller attended the Chester County Municipal Stormwater Summit sponsored by the Chester County Water Resources Authority in South Coatesville on September 28.
- Mr. Weller and Mr. Smiley attended the fall session of the Chester County Planners’ Forum sponsored by the Chester County Planning Commission on October 5 at the East Whiteland Township Building.
- Mr. Weller and Mr. Smiley attended the “Changing Lanes” seminar sponsored by the Delaware Valley Regional Planning Commission in Philadelphia on October 18; Township Director of Public Works Ted Otteni also attended.
- Mr. Weller attended the annual conference of the Pennsylvania chapter of the American Planning Association in State College on October 22 and 23.
- Mr. Weller attended the Chester County Urban Centers Forum, “Parking: Lessons Learned,” sponsored by the Chester County Planning Commission, the Chester County Department of Community Development, and the Economic Development Council of Chester County in Coatesville on December 14.