

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the Second meeting of January

January 16, 2018

**Members Present**

Andy Wright, Chairman  
Jeff Glisson  
Mark Gordon  
Rajesh Kumbhardare  
Glenn Marshall  
Raymond McKeeman  
Anita Nardone

**Township Personnel Present**

Mimi Gleason, Township Manager  
Michele Moll, Township Supervisor  
Justin Smiley, Township Planner  
John Weller, Director of Planning & Zoning

Jerry Baker of Traffic Planning and Design (TPD) was also in attendance on behalf of the Township.

**I. CALL TO ORDER**

Chairman, Andy Wright called the meeting to order at 7:00 p.m.

**II. REVIEW OF MEETING MINUTES**

MOTION: To approve the minutes for the meeting of January 3, 2018.  
(Nardone/Marshall)

ACTION: Passed, 6-0-1 with Mr. Gordon abstaining as he was not present at that meeting.

**III. PLANS**

1. Keva Flats - Ivy Cottage

Address: 301 W. Lincoln Hwy.

First Review: Land Development

Request: Revision of previously approved land development plan to change use of historic Ivy Cottage from office use to two residential units.

The Applicant is proposing to convert Ivy Cottage, a Class I historic resource, into two dwelling units. Neal Fisher of the Hankin Group was in attendance to represent the Applicant.

John Weller reviewed the project, noting that the prior plan included the adaptive re-use of Ivy Cottage for office space and that the change in the proposed use precipitated other changes, including reduction in the size of the parking lot, re-design of access drive, re-alignment of the nearby pedestrian path, and reconfiguration of the nearest stormwater management basin.

Mr. Fisher provided additional details on the changes, noting particularly the access drive. Mr. Weller pointed out that SSM and TPD both directed a minimum driveway width of 24 feet, based upon §325-37.A(4) the Zoning Ordinance. Mr. Weller stated that this section addresses multi-family uses, so their direction was in error: the Zoning defines a "multi-family dwelling" as a structure with *three or more* units, so the proper regulation was §281-44.A of the Subdivision and Land Development Ordinance, which specifies a minimum width of nine feet. He added that §281-40.E of the same Ordinance allows two dwellings to be served by a single driveway. The plan shows a 12-foot wide driveway, and Mr. Fisher stated that they planned to increase this to 13 feet. The Commission directed the placement of "fire lane" signs along the driveway; the Applicant agreed.

In further discussion, the Commission requested a grass strip between the proposed trail and parking area (Mr. Fisher agreed) and resolution of the lighting issues noted in the Stubbe Consulting review (Mr. Fisher said these were “will comply” items)

MOTION: To recommend that the Board of Supervisors approve the land development plan for “Keva Flats - Land Development Plan” as depicted on the eighteen-sheet plan set prepared by Edward B. Walsh & Associates, Inc., dated March 21, 2016, most recently revised December 6, 2017, 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 Subdivision and Land Development Ordinance (“S/LDO”).
2. Waiver of §281-33.C(6)(c) of the S/LDO such that no growth rate diagrams need be provided, pursuant to comment #6 of the Theurkauf Design and Planning review dated January 5, 2018.
3. Resolution of all remaining consultant concerns to the satisfaction of the Township.
4. Addition of a “No Parking - Fire Lane” sign along the driveway.
5. Driveway shall be widened to thirteen feet.
6. Addition of a grass strip not less than four feet wide between the pedestrian trail and the parking area.
7. Execution and recording of the Township’s Stormwater Management Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice.
8. 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.
9. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at the time of application for the first construction-related permit, whichever comes first.

(Nardone/Gordon)

ACTION: Passed, 7-0.

2. Horn Plumbing - Sort Partnership

Address: 302 National Rd.

Second Review: Land Development

Request: Proposed construction of a warehouse/office building with associated parking and loading areas.

The Applicant is proposing a 4,366 sq.ft. commercial building along National Rd. Justin Brewer of D.L. Howell and Associates was present to discuss the project along with Todd and Scott Horn of Horn Plumbing.

Mr. Weller introduced the project, noting remaining concerns. Mr. Brewer had sent a revised truck turning movement plan, but Jerry Baker of TPD indicated that a template showing the turning movements for the Township’s largest fire truck should be added. The Commission directed that a note be added to the plan stating the size of the largest truck that could be accommodated.

Chairman Andy Wright asked that the width of the sidewalk against the proposed building be labelled as 5’4” as agreed upon at the previous meeting with the Applicant. The Commission agreed to a waiver such that no shade tree need be provided in the parking lot island nearest the

northwest corner of the building. Finally, the Commission asked that rolled curb be used for the parking lot island to better accommodate truck turning movements; the Applicant agreed. The Applicant stated that the remaining consultant concerns were all “will comply” items.

MOTION: To recommend that the Board of Supervisors approve the land development plan for “302 National Road” as depicted on the thirteen-sheet plan set prepared by D.L. Howell & Associates, Inc., dated August 24, 2017, most recently revised December 27, 2017, 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 S/LDO.
2. Waiver of §270-20 of the Stormwater Management Ordinance such that infiltration of stormwater need not be provided, pursuant to comment #1 of the SSM review dated January 10, 2018.
3. Waiver of §270-29.E of the Stormwater Management Ordinance to allow storm sewer pipes with a diameter of less than fifteen inches, pursuant to comment #2 of the SSM review dated January 10, 2017.
4. Waiver of §281-31.A of the S/LDO such that no sidewalk need be provided along the National Rd. frontage, provided that the Applicant makes a contribution to the Township’s Sidewalk Fund of an amount equivalent to the construction cost of such a sidewalk.
5. Waiver of §281-33.C(6)(c) of the S/LDO such that no growth rate diagrams need be provided, pursuant to comment #11 of the Theurkauf review dated January 9, 2018.
6. Waiver of §281-35.G(1)(b) of the S/LDO such that no screening need be provided for the loading dock on the west side of the building, pursuant to comment #5b of the Theurkauf review dated January 9, 2018.
7. Waiver of §281-37.B of the S/LDO such that no tree need be provided within the parking lot island.
8. Waiver of §281-37.D of the S/LDO regarding building façade plantings such that a wider sidewalk can be accommodated in this area.
9. Resolution of all remaining consultant concerns to the satisfaction of the Township.
10. Payment of a fee in lieu of open space pursuant to §281-47.C(2)(a) of the S/LDO, such fee to be paid in full at or before the time that application is made for the first building permit for this project.
11. Payment of a traffic impact fee in the amount of \$14,635.80, pursuant to Township Ordinance No. 427 and the TPD review dated December 8, 2017. Such fee shall be paid in full at or before the time that application is made for the first building permit for this project.
12. Rolled curb shall be provided as needed to facilitate truck turning motions.
13. A note shall be added to the plan advising of the largest trucks that may be allowed.
14. New truck turning analyses shall be conducted to demonstrate that the Township’s largest fire truck may be accommodated.
15. Execution and recording of the Township’s Stormwater Management Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice.
16. 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.
17. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at the time of application for the first construction-related permit, whichever comes first.

(Nardone/Marshall)

ACTION: Passed, 7-0.

3. Hanover Exton Square

Address: 175 N. Pottstown Pk.

First Review: Conditional Use

Request: Construction of a six-story, 342-unit apartment complex

The Applicant is proposing a six-story multi-family residential building with 342 dwelling units adjacent to the Whole Foods grocery store. Denise Yarnoff of Riley Riper Hollin & Colagreco, Cornelius Brown of Bohler Engineering, Chris Williams of McMahon Associates, Lisa Thomas of Glackin Thomas Panzak Inc., and Dan Gordon and Steve Luna of Hanover were in attendance to present the project. Mr. Weller began by providing a review of the project, recalling discussion from the Planning Commission meeting on December 5, 2017 along with newer concerns in the consultant reviews.

Mr. Brown pointed out changes to the plan made in response to the December meeting, including additional sidewalks, details of the stormwater management system, and landscaping. Mr. Brown noted that they intended to provide the required amount of landscaping, but would likely request one or more waivers from the provisions regarding placement. The Commission asked that a grass strip be inserted between the curb and the sidewalk along Pottstown Pk. in the interest of safety and to provide a better pedestrian environment; the Applicant agreed.

Mr. Luna presented new architectural renderings and building elevations, describing the proposed materials and design features. The Commission agreed that the revisions addressed many of the concerns from the December meeting, and they expressed their appreciation for the changes. The Commission asked that the Applicant conduct further research into local architectural styles and historic building materials before making final decisions. The Applicant was agreeable to this, but noted that such decisions were typically made later in the development process.

The Commission and Applicant next discussed the following topics:

- The Commission repeated their desire for more information about plans for the future of Exton Square mall. While the Commission thought that the Hanover project could be an asset to the community, they were concerned about how it could affect - perhaps adversely - plans being considered by PREIT (the mall owner) for improvements to the mall site. Mr. Weller stated that he had had discussion with PREIT personnel, who expressed PREIT's commitment to Exton Square, their understanding of the Hanover project, and their interest in its success. While they intend to promote pedestrian and bicycle access to the mall, their plans are still too schematic to show the exact locations of the connections to the bicycle and pedestrian networks. The Applicant added that they would ask PREIT to update the Township on their plans insofar as possible; they further stated that their plans had been developed in cooperation with PREIT to assure compatibility with their plans for the mall property.
- There was extensive discussion on traffic and vehicular circulation, particularly in regard to access to Pottstown Pk. and the effect of traffic from Whole Foods. Chris Williams reviewed the traffic analysis done for the Hanover project and their conclusion that, while the project would obviously add traffic to the road network, there would be no change to the Level of Service (LOS) at the Exton Square Parkway intersection east of the site or the Pottstown Pk. intersection to the west. Mr. Williams stated that their analysis included "build-out" scenarios to account for other development projects currently under review. Mr. Baker stated that he met with Mr. Williams the previous week to discuss some technical concerns and to recommend that they perform a "sensitivity analysis" to determine the volume of traffic necessary to create

an unacceptable LOS at the intersection of the Hanover and Whole Foods driveways. Mr. Williams responded that this had been done, and their initial review of the findings indicated that there was substantial capacity - likely more than needed - to accommodate safely traffic generated by the Hanover and Whole Foods projects.

- The Commission expressed concern that the landscaping along Pottstown Pk. would not be sufficient to mitigate the visual impact of the building, given its proposed size. Ms. Thomas responded that they are aware of these concerns and that the landscaping plan has yet to be finalized; it will be provided with the next submission to the Commission.
- Mr. Gordon presented a market analysis completed by Real Estate Strategies addressing the Commission's request from the December meeting for a more detailed analysis of the housing market in our area. The study concluded that the housing demand here is sufficient to absorb approximately 300 units annually for the next five years. Mr. Gordon added that the analysis is limited to demand and does not include factors such as price and amenities, which he believes will make the Hanover project more attractive to potential residents, including a type of renter not currently accommodated in the Township, and that they will not be in direct competition with the existing and planned apartment communities in the area.

The Applicant stated that they would provide more information in response to the various concerns prior to the next meeting. There was no action on the plan.

#### **IV. NEW BUSINESS**

Mr. Weller reviewed the agenda for the February 6 meeting, which includes discussion on the draft Township Bicycle and Pedestrian Plan.

#### **V. ANNOUNCEMENTS**

None

#### **VI. ADJOURNMENT**

MOTION: To adjourn the meeting. (Marshall/Nardone)

ACTION: Passed, 7-0.

The meeting adjourned at approximately 10:16 p.m.

Recording Secretary,

  
John R. Weller, AICP  
Director of Planning & Zoning