



DEPARTMENT of PLANNING & ZONING

John R. Weller, AICP, *Director*



2016 ANNUAL REPORT

SUMMARY

The Township granted final plan approval for the following development during 2016:

- 3,900 sq.ft. of additional commercial space
- 80,565 sq.ft. of new institutional space
- Residential land development of 240 apartment units
- Residential subdivision for eight new single-family detached dwellings

No plans for industrial development were approved.

There were no amendments to the Township Comprehensive Plan, Zoning Ordinance, or Sub-division and Land Development Ordinance during 2016.

The Department successfully applied to the Delaware Valley Regional Planning Commission for a Transportation and Community Development Initiative (TCDI) grant in the amount of \$25,000 for the **Pottstown Pike Congestion Mitigation Study**. Work on the Study will begin in Spring 2017 with the assistance of McMahon Associates.

PLANNING COMMISSION

The Planning Commission met fifteen times during 2016: twenty-three meetings were scheduled at the beginning of the year; eight were cancelled due to lack of business.

Andy Wright was re-elected chairman and Jon Bonnett was re-elected vice-chairman of the Commission at the reorganization meeting on January 5, 2016; Mr. Wright and Mr. Bonnett served in these positions for the entire year. There were no changes to the membership of the Commission during 2016; the Commission has no vacancies.

The Commission reviewed five conditional use applications (seven less than 2015) and fifteen land development plans (five more than 2015); they also reviewed one sketch plan, which was one less than in 2015. 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	CVS Pharmacy at Whiteland Towne Center	land development	Demolition of a portion of the easternmost building of the Whiteland Towne Center shopping center and construction of a 12,900 sq.ft. free-standing pharmacy, resulting in a net increase of 3,900 sq.ft. of retail space.	Approved 10/17/16
2	Dante's Run	Preliminary land development	Subdivision of an 8.4-acre lot at 1339 Burke Rd. to create lots for 7 single-family homes, 1 open space lot, and a new cul-de-sac street.	Approved 2/16/16
3	Dante's Run	final land development	Same as above.	Approved 5/2/16
4	Day Care Center at 759 E. Lincoln Hwy.	conditional use	Conversion of an existing building to accommodate a child day care center in the existing building.	Withdrawn
5	Day Care Center at 759 E. Lincoln Hwy.	land development	Same as above.	Under review
6	Exton Square Mall - Parking Expansion	land development	Demolition of existing structure and partial removal of existing parking lot to accommodate a new surface parking lot with a total of 263 spaces.	Approved 9/6/16
7	Festival at Exton	land development	Construction of 2,070 sq.ft. addition within an existing shopping center at 454 W. Lincoln Hwy.	Under review
8	Glen Loch II Subdivision	conditional use	Development of a 56.5-acre tract on Dunwoody Dr. along the west side of US Rt. 202 south of the Amtrak/SEPTA line with 108 dwellings designed as a carriage home cluster community.	Approved 1/19/16
9	Glen Loch II Subdivision	land development	Same as above.	Approved 11/28/16
10	Health and Wellness Suites of Exton	conditional use	Development of a 5.7-acre tract at 501-545 Thomas Jones Way with a 80,338 sq.ft., 120-bed transitional care facility.	Approved 1/19/16
11	Health and Wellness Suites of Exton	land development	Same as above.	Approved 4/18/16
12	Lochiel Farm / Bentley Homes	Sketch plan	Construction of 145 townhouse units and renovation of 2 historic structures on a 32.3-acre tract on Livingston La.	n/a
13	Marquis at Exton	land development	Construction of 240 apartment units in 6 buildings on a 21.5-acre tract at 301 W. Lincoln Hwy.	Approved 7/5/16
14	Mini Self Storage Facility	conditional use	Demolition of the former Malvern Institute and construction of 2 structures containing self-storage units and an administrative office.	Under review
15	New Horizons Montessori Academy	land development	Construction of a 2-storey, 19,800 sq.ft. classroom building and consolidation of 4 lots into 1 lot at 253 S. Whitford Rd.	Under review
16	Parkview at Oaklands	conditional use	Construction of 276 apartment units in 4 buildings on a 36.1-acre tract at 350 and 385 Creamery Way.	Approved 2/16/16
17	Parkview at Oaklands	land development	Same as above.	Under review
18	Payson Subdivision	subdivision	Subdivision of a 0.28-acre lot at 219 Hendricks Ave. into 2 residential lots.	Approved 9/19/16
19	Roberts Automall	land development	Construction of a 4,140 sq.ft. addition to the existing automobile dealership at 421 W. Lincoln Hwy.	Approved 4/27/16

20	Round 1 Entertainment	conditional use	Conversion of the lower level of the former J.C. Penney store at the Exton Square shopping center into an enclosed recreational facility.	Approved 3/14/16
21	Shannon Corporation	land development	Pave 15,653 sq.ft. for various site improvements for business at 311 Commerce Dr.	Approved 5/2/16
22	SS. Philip and James Roman Catholic Church		Construction of a 2,176 sq.ft. addition and other site improvements to existing church at 701 E. Lincoln Hwy.	Approved 1/5/16
23	Sunrise Blvd. Hotel	conditional use / land development	Simultaneous conditional use and land development reviews for construction of a 65-room hotel at 198 Sunrise Blvd.	Under review
24	Sunshine Management	land development	Subdivision of a 7.5-acre tract at 1354 Old Pottstown Pk. to create lots for 7 single-family homes.	Under review
25	Whole Foods	land development	Demolition of existing K-Mart store at 175 N. Pottstown Pk. and construction of a 55,000 sq.ft. grocery store and various site improvements adjacent the Exton Square shopping center.	Approved 3/9/16

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 2016 to review a variety of projects affecting the Township's historic resources. 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.

At the reorganization meeting on January 7, 2016, the Commission elected Kevin Kilgallen to be chairman, Janice Earley, vice-chairman, and Roberta Eckman secretary/treasurer. In August Kevin Kilgallen resigned as chairman and vice-chairman Janice Earley assumed his responsibilities. The Commission welcomed new member Matthew Morley in January 2016. At this time, the Commission has no vacancies.

In addition to reviewing many of the same development projects seen by the Planning Commission and the Board of Supervisors, Historical Commission activity in 2016 included:

- **250th Township Anniversary** - Participation in the concluding events commemorating the 250th anniversary of the Township.
- **2016 Historic Preservation Awards** - At an event on October 15, 2016, generously hosted by the Cheng family at the Fox Chase Inn complex on Swedesford Rd., the Commission recognized the owners of the following properties: the Barn at the Fox Chase Inn complex for outstanding rehabilitation; the Chapel of St. Mary's of the Immaculate Conception (part of the parish of SS. Philip and James) for outstanding preservation; and the Woodledge residential community for excellence in restoration. Approximately 50 people attended this celebration of the achievements of the owners and custodians of these historic assets.

- **Guernsey Cow Artwork** - Completion of artist Jeff Schaller’s commissioned work of the Cow. The work was made possible through a donation from the Polite family, owners of the original Guernsey Cow restaurant. The work has been framed and will be presented to the Board and the Township residents in 2017.
- **Chester County Library Display** - Organization and presentation of a month-long display at the library in Exton highlighting historic properties in the Township.
- **Community Day** - Participated in the June 4, 2016 Community Day with a photographic presentation of historic properties in the Township and information about the role of the Historical Commission.
- **Advice to property owners** - Provided guidance to the owners of a number of historic properties, including the Meredith Farm, the Ryerss Infirmary Barn, the Hoopes Mill ruins (with Chester County Parks and Recreation), the house at Whitford Station, and the Fairview Mansion. Commission Members Brad Roeder, Janice Earley, John Kabli, and Candace Hickey as well as our consultant, Phil Yocum of Commonwealth Heritage Group, provided information and guidance on acceptable practices.

BOARD OF SUPERVISORS - PLANNING ACTIVITY

The Board has the final authority to approve or to deny applications for subdivision, land development, and conditional use. The Board is advised by the Planning Commission, the Historical Commission, a variety of consultants, and Staff. In 2016, the Board approved five conditional use applications, one less than in 2015, and granted final approval to seven land development plans: three more than in 2015; one land development plan received preliminary approval.

The following chart lists in alphabetic order all plans considered by the Board during 2016. Note that the “type” column indicates how the plan was *approved*: our Subdivision and Land Development Ordinance states that the first plan submitted for a subdivision or land development plan is a “preliminary” plan, although the Board may approve it as a “final” plan if they choose, so plans shown as receiving final plan approval may have been submitted as preliminary plans.

#	Project Name	Type	Description	Status
1	CVS Pharmacy at Whiteland Towne Center	final land development	Demolition of a portion of the easternmost building of the Whiteland Towne Center shopping center and construction of a 12,900 sq.ft. free-standing pharmacy, resulting in a net increase of 3,900 sq.ft. of retail space.	Approved 10/26/16
2	Dante’s Run	final land development	Subdivision of an 8.4-acre lot at 1339 Burke Rd. to create lots for 7 single-family homes, 1 open space lot, and a new cul-de-sac street.	Approved 7/13/16
3	Exton Square Mall - Parking Expansion	final land development	Demolition of existing structure and partial removal of existing parking lot to accommodate a new surface parking lot with a total of 263 spaces.	Approved 9/28/16
4	Glen Loch II	conditional use	Development of a 56.5-acre tract on Dunwoody Dr. along the west side of US Rt. 202 south of the Amtrak/SEPTA line with 108 dwellings designed as a carriage home cluster community.	Approved 6/8/16

5	Health and Wellness Suites of Exton	conditional use	Development of a 5.7-acre tract at 501-545 Thomas Jones Way with a 80,338 sq.ft., 120-bed transitional care facility.	Approved 4/13/16
6	Health and Wellness Suites of Exton	final land development	Same as above.	Approved 5/11/16
7	Marquis at Exton	conditional use	Construction of 240 apartment units in 6 buildings on a 21.5-acre tract at 301 W. Lincoln Hwy.	Approved 1/4/16
8	Marquis at Exton	final land development	Same as above.	Approved 7/13/16
9	Parkview at Oaklands	conditional use	Construction of 276 apartment units in 4 buildings on a 36.1-acre tract at 350 and 385 Creamery Way.	Approved 5/11/16
10	Payson Subdivision	final subdivision	Subdivision of a 0.28-acre lot at 219 Hendricks Ave. into 2 residential lots.	Approved 11/16/16
11	Round 1 Entertainment	conditional use	Conversion of the lower level of the former J.C. Penney store at the Exton Square shopping center into an enclosed recreational facility.	Approved 4/27/16
12	Shannon Corporation	final land development	Pave 15,653 sq.ft. for various site improvements for business at 311 Commerce Dr.	Approved 7/13/16

ZONING

The Zoning Hearing Board held hearings for four variance applications, an increase from the two variance applications received in 2015. One additional variance was scheduled, but continued by the Applicant to a date yet to be determined. The 2016 applications were:

- Mary Kief applied for relief to allow an addition to her residence at 705 Timber La. The requested relief was from the minimum front yard requirement and the limit on enlarging non-conforming structures. The hearing was on April 21, 2016, and the Board granted the variances requested with conditions.
- Michael McGuire applied for relief to allow an addition to the residence at 503 Briar Dr. The requested relief was from the minimum front yard requirement and from the limits on building coverage expansions of non-conforming structures. The hearing was held on April 21, 2016, and the Board granted the variances requested with conditions.
- SZE Business, Inc. applied for relief from the impervious cover limit, the side yard setback requirement, and the floodplain regulations to allow construction of a paved parking lot at 348 N. Pottstown Pk. The hearing was scheduled for September 1, 2016, but the Applicant requested that it be continued generally and not to a date certain in order to provide more detailed information at a future hearing.
- Rudolph Fedor applied for relief to allow construction of a storage facility on the vacant lot at 1250 Ship Rd., which is zoned for residential use; he also requested relief from various area and bulk standards. The hearing was held on December 1, 2016 and continued to January 5, 2017.
- Dianne Mastroianni applied for relief to allow an addition to her home located at 503 Heather Rd. The requested relief was from various various area and bulk standards. The hearing was held on December 1, 2016 and the Board granted the variances requested with conditions.

The Zoning Hearing Board heard no challenges to the validity of the Ordinance, no appeals from the determination of the Zoning Officer, nor any applications for special exception in 2016.

STAFF TRAINING

The Director attended the following conferences and workshops during 2016.

- Attended the “Community Coordination and Outreach” meeting regarding planned amendments to flood hazard mapping conducted by the Federal Emergency Management Agency (“FEMA”) in South Coatesville on January 12.
- Attended the annual conference of the American Planning Association in Phoenix, AZ from April 2 through April 5. Attending this conference provided the Director with credits toward maintaining his status as a Certified Planner.
- Attended the “Revitalizing the Commercial Corridor” seminar conducted by the Chester County Planning Commission in Pottstown on June 27.
- Attended the floodplain ordinance workshop conducted by FEMA in West Chester on July 22.
- Attended the annual conference of the Pennsylvania chapter of the American Planning Association in Allentown on October 16 and 17. Attending this conference provided the Director with credits toward maintaining his status as a Certified Planner.
- Attended the “Building on Our Strengths” seminar (with Joe Roscioli) sponsored by the Delaware Valley Regional Planning Commission in Philadelphia on November 4.