

**WEST WHITELAND TOWNSHIP  
HISTORICAL COMMISSION  
MINUTES  
January 9, 2023**

**MEMBERS PRESENT:** Joe McCormick, Joshua Anderson, John Kabli, Jonathan Martin, John Prendergast, Lee Ann Embrey

**TOWNSHIP STAFF:** Caroline O'Connor, Assistant Planner  
Pam Gural-Bear, Township Manager

Phil Yocum, Historic Consultant, Commonwealth Heritage Group  
Theresa Santalucia, Board of Supervisors Liaison

**I. Call to Order** – Joe McCormick called the meeting to order at 7:04 p.m.

**II. Reorganization**

**Motion:** To appoint Joe McCormick as Chairman and Jonathan Martin as Vice-Chairman of the Historical Commission (Kabli/Anderson)

**Vote:** Passed, 6-0

**III. Approval of Minutes for December 12, 2022**

Referencing the 690 E. Lincoln Associates request in support of variances for signage at the proposed Wawa, page 3 of the draft minutes contained the statement: "Mr. Spiegel said the digital gasoline pricing could be removed from the north-facing side of Sign 'C' but is required on the others." Mr. Martin said he did not recall Mr. Spiegel saying this. When other members said they did recall this being stated, the question was then raised if the Applicant was in fact agreeing to remove the digital pricing or merely stating that it "could" be removed (would vs. could). It was suggested that the best way to answer the question was to listen to recording of the December 12, 2022, meeting. Approval of the minutes was tabled until such time as Staff can listen to the meeting recording.

Members asked how the Commission's recommendations for the Wawa signage package be relayed to the Zoning Hearing Board. Ms. O'Connor said Mr. Weller can detail in his Memorandum to the Zoning Hearing Board that the Applicant offered to remove the digital pricing from the north-facing side of Sign 'C' and that the Historical Commission recommends that the digital pricing should be removed.

Discussion continued regarding the proposed Wawa signs in general and the State requirement that gas pricing be listed on signage. Staff will check the State regulations language for the specifics of this requirement (is it required for all signage?).

Mr. McCormick said he will attend the Zoning Hearing on January 26 to present the Historical Commission's recommendations.

#### **IV. Public Comment**

None.

#### **V. PLANS**

- 1. West Whiteland Township  
Address: 121 Valley Creek Blvd.  
Designated HR: 347.01 St. Paul's Episcopal Church, 347.02 Rectory,  
347.03 Parrish House  
Request: Construction of a new 39,200 sq. ft. Public Works Facility  
with associated parking, stormwater facilities, and accompanying  
areas.**

Mr. Yocum said the plan and building layout is very similar to the Sketch Plan that the Commission reviewed in November of last year. The thrust of the Commission's concern at that time was that adequate landscaping be provided to mitigate any adverse impact on the nearby historic resources. However, a landscaping plan was not submitted in time for the Commission to review, and the landscaping shown on the present plan was not adequate to shield the historic resources. Mr. Yocum expressed concern that plantings would not be allowed on the pipeline right-of-way, and the industrial style buildings proposed would be in the viewshed of Church Farm School. He also recommended a larger buffer around the church with more evergreen plantings that would help to provide screening during the winter.

Ms. Gural-Bear presented renderings of the proposed buildings. She noted that pipeline representatives will come to the site and check the depth of plantings in the pipeline right-of-way, noting that there are 6 or 7 pipelines running through Exton Park. She also confirmed that the plan will comply with the Township's landscaping regulations. Ms. Gural-Bear advised that a landscaping plan has been prepared by Glackin but was not received in time for either Mr. Yocum or the Township's landscape consultant (Theurkauf) to review.

It was suggested that with such a large lot, the proposed buildings be moved further away from the property line shared with the church, but Ms. Gural-Bear said there could be other opportunities in the future for the remainder of the site.

Ms. Gural-Bear said the plan is scheduled for review by the Planning Commission on January 17, the Board of Supervisors on January 25, and out for bid in February. It was suggested that the Historical Commission issue a conditional approval based on Mr. Yocum's and the Township's landscape consultant's (Theurkauf) agreement that the landscape plan adequately shields the historic resources and addresses the Commissions' concerns.

**MOTION: To recommend approval of the plan provided that after review of the landscape plan, Theurkauf (Township's landscaping consultant) and Mr. Yocum are in agreement that the landscaping plan adequately screens the historic resources from the proposed buildings in compliance with the Township Ordinances and with consideration given to the addition of evergreen plantings.  
(Kabli/Embrey)**

**VOTE: Passed, 6-0**

**VI. New Business:**

None.

**VII. Old Business:**

**1. Review: 2022 Historic Preservation Award Candidates**

Mr. Martin reported that the voting resulted in:

Lochiel Farm House – first place

Kate's Gate House – second place

Lochiel Manor House & Davis Dairy Barn – tied for third place.

After brief discussion, it was decided to give a total of 4 awards, one for each of the candidate properties.

**MOTION: To grant awards to the following four properties: Lochiel Farm House, Kate's Gate House, Lochiel Manor House, and Davis Dairy Barn (Martin/Prendergast)**

**VOTE: Passed, 6-0**

Mr. McCormick suggested VK Brewing as a possible venue for the awards presentation, and he will contact them to see if they are interested in hosting the event. There was discussion on the logistics and timing of the event with the regular meeting after. Suggestions included starting the meeting at a later time, have the presentation on a different date than the meeting, or conduct the meeting first and then the presentation. Mr. McCormick will see if VK Brewing can host the event, and then decide on dates in March. Ms. O'Connor suggested a back-up venue if VK Brewing is not available.

**VIII. Township Updates:**

Ms. O'Connor provided an update on the Bush property. The Historical Commission previously recommended delaying the demolition permit for 60 days. The permit application is still not complete, so the 60-day clock has not yet started to run. Ms. O'Connor said the Applicant does still intend to pursue a demolition permit and will return to the Historical Commission when the requested information is available. She reported on a previous subdivision application that was never approved for the site. Her research indicated that the stream that runs under the tenant house was important to maintaining the temperature of Valley Creek, however, the stream was not considered a Pennsylvania waterway due to its small size.

Mr. McCormick suggested that the Township adopt some type of ordinance/regulation requiring not only documentation of a demolished structure, but also the salvaging and re-use of any materials possible. This would not only further the goals of historic preservation but may also act as a deterrent to demolition. Ms. O'Connor said Mr. Weller is currently working on an ordinance amendment and will advise him of this request.

Ms. O'Connor advised that Jennifer Ozgur has secured an investor for the Price House and is moving forward with possible uses for the House as a community resource.

The Township is currently advertising for the position of Public Works Director.

Pam Gural-Bear was appointed to the position of Township Manager by the Board of Supervisors. Congratulations Pam!

Mr. Prendergast asked about the timing for the Ship Road Couplet. The developer of the southern leg is starting grading work on the site, and the Township is in the permitting process for the northern leg. It is expected to be open to the public before next winter.

**IX. ADJOURNMENT:**

**Motion: To adjourn the meeting.  
(Kabli/Martin)**

**Vote: Passed, 6-0**

The meeting adjourned at 8:49 p.m.

Recording Secretary,



Caroline O'Connor  
Assistant Township Planner