

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the second January meeting

January 18, 2022

**Members Present**

Mark Gordon, Chairman  
Dan Cote  
Ray McKeeman  
Andy Wright

**Township Personnel Present**

John Weller, Planning Director  
Justin Smiley, Township Planner  
Pam Gural-Bear, Interim Township Manager  
  
Rajesh Kumbhardare, Board of Supervisors

**I. CALL TO ORDER**

Mark Gordon called the meeting to order at 7:00 p.m.

The Commission observed a moment of silence to honor our veterans and first responders.

**II. REVIEW OF MEETING MINUTES**

MOTION: To approve the minutes for the meeting of January 4, 2022. (Wright/McKeeman)

ACTION: Passed, 4-0

**III. PUBLIC COMMENT**

There was no public comment on items not on the agenda.

**IV. NEW BUSINESS**

**1. Review of the Department of Planning and Zoning 2021 Annual Report**

John Weller presented the 2021 Annual Report for the Planning & Zoning Department, which included the annual Planning Commission report required by the Municipalities Planning Code. The Commission members had no questions and thanked Mr. Weller and Mr. Smiley for the report.

**V. OLD BUSINESS**

**1. Comprehensive Plan Amendment: Future Land Use text and map review**

Mr. Weller presented revised text for the proposed amendment, which included the changes suggested at the last Planning Commission meeting and descriptions of each land use category on the map. The revised map blends the map from the 1995 Comprehensive Plan with the revisions adopted as part of the 2015 Corridors Plan.

Mr. McKeeman pointed out some minor editorial changes.

Mr. Wright offered the following comments:

- We should address billboards, establishing a policy to limit the areas where they are allowed. Mr. Weller suggested that since we only allow billboards along expressways, it would be appropriate to include this in the Transportation category. The Commission agreed.

- How should we address emerging modes of transportation, such as aerial taxis. Mr. Weller responded that these have been noted in the description of Transportation; they will likely be accommodated as ancillary to a variety of uses and not a stand-alone use.
- In the section describing the Town Center Mixed Use category on page 12, Mr. Wright questioned using the term “high density” regarding non-residential uses. After brief discussion, it was agreed that “intensity” was more appropriate; Mr. Weller will revise the text accordingly.
- Should the Whitford Country Club be included as open space, given that is a commercial operation. Mr. Weller agreed that it is a commercial use, but it has the same visual impact as open space. The Commission agreed, and the map was not changed.

Members agreed that the new section on climate change was well written and addresses the issue of flooding from severe storms.

Mr. Weller explained the process of amending the Comprehensive Plan required by the Municipalities Planning Code.

MOTION: To recommend that the Board of Supervisors initiate the process to amend the Comprehensive Plan. (McKeeman/Cote)

ACTION: Passed, 4-0

#### VI. ANNOUNCEMENTS:

Mr. Kumbhardare reported that the Township’s Public Works facility is moving forward with the land development plan and expects to break ground this summer.

Mr. Weller advised that the February 1 agenda includes the second review of the conditional use application for the Columbia Cottage continuing care facility.

The developers of the Wawa proposed at the intersection of Lincoln Hwy. and Whitford Rd. met with Staff to resolve concerns about internal circulation. They will be meeting later this week with Ed Theurkauf to address his comments about landscaping.

The Ship Road Couplet project is progressing well and is on schedule; the northern and southern portions should be completed simultaneously, as planned.

Mr. Weller will check with East Whiteland Township on the status of the data center proposed adjacent to the Public Works site. In response to a question about the number of employees, he stated that he understood that there would only be about 30 people working at the site: the impact upon local traffic will be much less than one would expect from a facility this size.

Mr. Smiley advised that the Exton Grove project has received permits; work should begin in February.

#### ADJOURNMENT

The meeting adjourned at approximately 7:30 p.m.

Recording Secretary,

John R. Weller, AICP  
Director of Planning