

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
June 13, 2022**

MEMBERS PRESENT: Julie Bauer, Joe McCormick, John Prendergast, Joshua Anderson, Jonathan Martin

TOWNSHIP STAFF: Justin Smiley, Township Planner

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

I. Call to Order – Chairman Julie Bauer called the meeting to order at 7:04 p.m.

II. Approval of Minutes for May 9, 2022

Motion: To approve the minutes of May 9, 2022
(McCormick/Anderson)

Vote: Passed, 2-0-2 (Bauer and Prendergast abstained)

III. Public Comment

There was no public comment.

IV. NEW BUSINESS

1. Keva Flats (Expansion)

Address: 301 W. Lincoln Hwy.

First Review: Sketch Plan

Informal Discussion: Construction of 2 additional apartment buildings, associated parking and floodplain restoration,

Neal Fisher of the Hankin Group presented a sketch plan to construct 2 additional apartment buildings on the site of the Keva Flats residential community on Waterloo Boulevard. The project would include restoration of the floodplain (Lionville Run) that bisects the property. Mr. Fisher began his presentation by providing an overview of the Keva Flats apartment complex previously approved in 2016 and since completed. The project includes 240 apartment units and a restoration and adaptive re-use of the historic Ivy Cottage and Barn. Before and after pictures of the Ivy Cottage and Barn restoration were shown, and efforts taken to preserve the large tree behind the Ivy Cottage were described. Monitoring of the tree will continue to ensure the safety of the Cottage roof.

Mr. Fisher explained that there are two components to the proposed project: environmental restoration and redevelopment. Lionville Run had been diverted in the past into a defined channel. Stormwater management and flood control strategies have changed over the years, and rather than maintaining deep stream channels which tend to flood during storm events, DEP and other regulatory agencies are now encouraging the creation of wider floodplain areas that will slow the velocity of stormwater and help reduce erosion and sediment. Sediment

reduction may also help the Township in meeting its MS-4 requirements. Restoration of the floodplain will eliminate 2 existing stormwater basins thereby making additional land available for the 2 additional apartment buildings.

Mr. Fisher confirmed that annual inspections will be conducted on the stream corridor and maintenance performed as needed. A tree inventory will be done saving as many trees as possible and relocating those planted on the slopes.

Consultants for the project include RGS Associates and Land Studies, both of which have experience in this type of stream work. Mr. Fisher maintained that the proposed sketch plan will have no negative impacts on the historic resources. The Applicant will submit a Conditional Use application for review in July.

V. Historical Commission Concerns:

Mr. Smiley advised that Grove Methodist Church has requested support for a spot on the "Town Tours and Village Walks" next year to celebrate its 250th anniversary. There was discussion about sites in West Whiteland that were featured in previous "Tours & Walks". Mr. Smiley will reach out to Chester County to see what is required to endorse a particular location for the event.

Mr. Smiley said the Board of Supervisors will be making a decision in the next few months on the number of members allowed on the Historical Commission and whether or not Alternates will be used. Three volunteer applications have been received to date for membership.

VI. ANNOUNCEMENTS:

Mr. Smiley announced that he has been promoted to Capital Improvements & Special Projects Director. As such, he was not sure if he will be continuing as the Staff Liaison to the Historical Commission but will provide more details as they become available.

Ms. Bauer announced she will be resigning in July/August due to a personal matter.

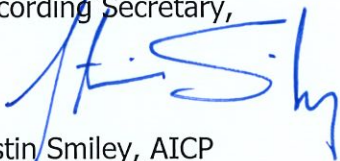
In addition to the Hankin Group conditional use application for Keva Flats Expansion, the July agenda will also have a review of the McKee Group's proposed 55+ community to be located on property along Swedesford Road originally approved as part of the Valley Creek Corporate Center.

VII. ADJOURNMENT:

**Motion: To adjourn the meeting at 8:09 p.m.
(Bauer/Anderson)**

Vote: Passed, 5-0

Recording Secretary,



Justin Smiley, AICP
Township Planner