

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the second June meeting

June 15, 2021

This was a hybrid meeting with participants attending both in person at the Township Building and on-line via Zoom. Individuals attending via Zoom are marked with an asterisk.

Members Present

Mark Gordon, Chairman
Dan Cote
Brian Dunn
Jeff Glisson
MaryFrances McGarrity
Ray McKeeman

Township Personnel Present

John Weller, Planning Director
Mimi Gleason, Township Manager

Justin Smiley*, Township Planner
Ted Otteni, Public Works Director
Pam Gural-Bear, Asst. Township Manager

Rajesh Kumbhardare, Board of Supervisors

I. CALL TO ORDER

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

Mr. Gordon led in the Pledge of Allegiance and asked for a moment of silence in honor of the members of the military that protect our nation and the first responders who protect us on a daily basis.

II. REVIEW OF MEETING MINUTES

MOTION: To approve the minutes for the meeting of June 1, 2021. (McKeeman/Cote)

ACTION: Passed, 6-0.

III. PUBLIC COMMENT

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

IV. PLANS

1. Dunwoody Drive Outdoor

Address: 1473 Dunwoody Dr.

Third Review: Follow-up to conditional use approval

Request: Construction of an electronic billboard

In attendance on behalf of the Applicant were Attorney John Snyder, project engineer Dan Daley, and Heather Havener.

Mr. Weller provided an overview of the project noting that the Board of Supervisors issued a decision and order (D&O) on April 14, 2021 approving the Applicant's conditional use application with eight conditions. Recognizing that the landscaping requirements provided in the Township's Subdivision and Land Development Ordinance (S/LDO) will not, in this particular case, mitigate the impact on the neighborhood, condition #4 of the D&O calls for the Applicant to provide an alternative to be reviewed by the Township's landscaping consultant and the Planning Commission before a building permit is issued. Our consultant (Theurkauf Design and Planning) has reviewed the alternate plan and recommends seven "Green Giant" western arborvitae trees be planted along Dunwoody Dr. to mitigate drivers' view of the billboard. The cost to plant these trees is similar to the cost of the replacement

evergreen trees required by our S/LDO, so Theurkauf recommends requiring the arborvitae in lieu of the evergreens; arborvitae are also more deer-resistant and salt-tolerant. Mr. Weller concluded that the revised plan will satisfy the conditional use criteria.

Theurkauf recommended the arborvitae be planted on 14-foot centers but did not suggest a height requirement. The Commission agreed that 35-foot height cited in the S/LDO was not appropriate since trees this large do not usually transplant well. Mr. Snyder said he understood the height of the 7 arborvitae to be between 6 and 8 feet, which was satisfactory to the Commission.

MOTION: The West Whiteland Township Planning Commission finds that the 4-sheet plan set entitled "Billboard Improvement Plan at 1473 Dunwoody Dr." as prepared by Edward B. Walsh & Associates and dated May 12, 2021, requires the following revisions in order to satisfy the conditions imposed by the Decision and Order approved by the Township Board of Supervisors on April 14, 2021:

1. Landscaping shall be revised in consultation with Theurkauf as described in comment #1 of the Theurkauf review dated May 28, 2021.
2. The Applicant shall execute the plan modifications described in comments #2 and #3 of the Theurkauf review dated May 28, 2021.
3. Prior to the issuance of a Building Permit, the Applicant shall execute the Township's standard Landscaping Restrictive Covenant pursuant to §281-33 of the S/LDO and condition #2 of the Decision and Order.

(Glisson/McKeeman)

ACTION: Passed 6-0.

Mr. Snyder noted that in addition to planting the seven arborvitae, the Applicant agrees to paint the pole a dark green to mitigate its visual impact. The Applicant will also notify Theurkauf when the trees are ready to plant to ensure recommended placement.

V. OLD BUSINESS

1. Revisions to Plan Submission Requirements S/LDO and Zoning Ordinance

The Commission continued review of proposed amendments to the S/LDO and Zoning Ordinance:

- S/LDO Article II: Procedure for Development Plans - The Township Solicitor has provided recommended language to allow a simplified process for lot consolidation; the Commission agreed to include this as part of the amendment.
- Zoning Article IX: Common Regulations - Revisions to §325-42 regarding requirements for traffic impact studies recommended by our traffic engineer (McMahon Associates) for consistency with PennDOT requirements and current methodology.
- Zoning Article XVI: Historic Preservation - Revisions to §325-92 regarding historic resource impact studies and deletion of references to the Class I, II, and III classification system since the Pennsylvania Historical and Museum Commission (PHMC) is eliminating this system. Mr. Smiley noted that the Township Historical Commission is currently updating our Historic Resource Inventory to eliminate this classification to be consistent with the PHMC. Mr. Smiley added that no current resources will lose historic designation as a result of the new system; in fact, more resources are being added.
- Zoning Article XX: Administration - The current environmental impact study requirements are outdated and no longer useful. The amendment will replace the "study" with a "statement" intended to be a basis for discussion with developers about environmental issues, sustainability,

and long-term viability. Ms. McGarrity suggested revising the last sentence of the first paragraph of §325-124.A(5)(d) to read “alternate and renewable energy sources.”

VI. ANNOUNCEMENTS:

Mr. Weller advised that Lennar Homes is no longer pursuing re-development of the Weston campus on King Rd. He is already receiving calls from other developers expressing interest in the property.

There are no plans for review on July 6; the next Commission meeting will be July 20, 2021.

Members asked about the occupancy rates in the various apartment complexes within the Township. Mr. Weller said the Township tracks this information and will provide the report to the Commission. The Township has created a video entitled “Development by Design” to help residents understand the development process and point out the benefits to the community of well-planned development, including the various fees paid by developers (traffic impact, open space) as well as rehabilitation of various historic resources.

ADJOURNMENT

The meeting adjourned at approximately 8:05 p.m.

Recording Secretary,



John Weller, AICP
Director of Planning & Zoning