

**WEST WHITELAND TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Minutes of the second October meeting

October 19, 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**

Ray McKeeman  
Dan Cote  
Jeff Glisson  
Brian Dunn

**Township Personnel Present**

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

Rajesh Kumbhardare, Board of Supervisor

**I. CALL TO ORDER**

Vice-Chairman Ray McKeeman called the meeting to order at 7:07 p.m.

The Commission observed a moment of silence to honor all First Responders.

**II. REVIEW OF MEETING MINUTES**

MOTION: To approve the minutes for the meeting of October 5, 2021. (Glisson/Cote)

ACTION: Passed, 4-0.

**III. PUBLIC COMMENT**

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

**IV. PLANS**

**1. WWT Public Works Facility**

**Address: 215 Valley Creek Blvd.**

**Second Review: Conditional Use**

**Request: Construction of a 39,200 sq. ft. Township Public Works Facility**

Mr. Smiley provided a brief overview of the project to construct a public works facility on a 25+ acre lot along the east side of Valley Creek Boulevard adjacent to the Chester Valley Trail to the north and East Whiteland Township to the east. The project was previously reviewed by the Planning Commission on July 14, 2020, but has since been revised in that the ambulance station has been removed and the proposed buildings are slightly smaller.

Mr. Smiley said criteria for conditional use approval have been met and remaining consultant concerns are minor. Issues the Commission should discuss with the Applicant include eastern perimeter buffering, access to the Chester Valley Trail, and a break in the Valley Creek median to allow full access movements from the site.

Scott Deisher, project engineer, discussed the site layout. Man-made steep slopes will be regraded. Multiple facilities are proposed for stormwater management and include rain gardens, a large wet pond, and a roadside swale. Sanitary sewer will be a low pressure force main out to Valley Creek Blvd., and the Applicant is currently looking into the feasibility of tying into an existing waterline. There are a couple of existing monitoring wells on site that will remain but will be raised to the finish floor level of the proposed garage.

Regarding a connection to the Chester Valley Trail, Mr. Otteni said he is fine either way, but preferred not to invite pedestrians into the site for safety and security reasons. Additionally, he felt that trash enclosures were not needed. The absence of enclosures would allow the covered dumpsters to be moved around as needed. Commission members agreed on both counts.

Commission members were in agreement on a waiver from landscape buffering between the two township lines to the east. At this point data centers are planned for the adjacent site, but nothing has been confirmed. Ms. Gleason said East Whiteland Township has no desire to entertain residential on the site at this time due to environmental clean-up.

Mr. Otteni said the public works facility has no need at this time for an additional access, but if one should be needed in the future, an easement could be granted at that time. Mr. Smiley suggested a note be added to the plan to that effect for possible future access. Mr. Otteni did confirm that Valley Creek median will be cut to allow left turns from the site.

Commission members were in agreement on the requested waivers. Mr. McKeeman asked if the number of employee parking spaces was sufficient to accommodate any future hires. Mr. Otteni confirmed there were sufficient spaces.

**MOTION:** To recommend to the Board of Supervisors approval of the Conditional Use plan titled "West Whiteland Township Public Works Facility" and dated September 20, 2021, to construct a public works facility at 215 Valley Creek Boulevard with the following conditions:

1. Resolution of all outstanding consultant concerns to the satisfaction of the Township.
2. The median in Valley Creek Blvd. shall be reconfigured to facilitate left turns into and out of the site, pursuant to the review by McMahon Associates. This revision shall be shown on the land development plan for this project.
3. The Commission does not recommend a pedestrian connection to the facility from the Chester Valley Trail for reasons of security and safety.
4. The Commission is satisfied with the finding that no traffic impact fee is warranted for this project, but should some future assessment conclude otherwise, the Commission supports waiver of the fee as being in the best interest of the Township.  
(McKeeman/Glisson)

**ACTION:** Passed 4-0

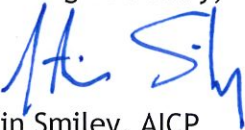
**V. ANNOUNCEMENTS:**

Mr. Smiley advised that the 690 E. Lincoln Associates plan (Wawa and townhomes) will be reviewed at the November 4<sup>th</sup> meeting.

**ADJOURNMENT**

The meeting adjourned at approximately 7:40 p.m.

Recording Secretary,



Justin Smiley, AICP  
Township Planner