

WEST WHITELAND TOWNSHIP

**PLANNING COMMISSION
MINUTES**

Minutes of the first November meeting

November 14, 2023

Members Present

Ray McKeeman, Chair
Dan Cote
Jeff Glisson
MaryFrances McGarrity
Andy Wright

Township Personnel Present

John Weller, Planning Director
Patrick Gorman, Assistant Planner

Brian Dunn, Board of Supervisors

I. CALL TO ORDER

Chairman Ray McKeeman 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 October 31, 2023.
(Wright/Glisson)

ACTION: Passed, 5-0

III. PUBLIC COMMENT

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

IV. PLANS

1. Villas at West Whiteland

Address: 112-120 Coeway La.

Second Review: Conditional Use

Project Description: Construction of two buildings containing a total of 32 Dwellings and a third building for a community center.

Attorney Robert Tucker of MacElree Harvey, Eden Roberts of Delaware Valley Development Company, and project engineer Ed Nespoli were in attendance on behalf of the Applicant.

John Weller provided an overview of the plan, which proposes two buildings, each with 16 dwelling units, and a third building for a community center. The site is a 2.6-acre tract at the east end of Coeway La. in the Town Center zoning district. The Planning Commission reviewed this project on September 19, 2023, but took no action. Since that meeting, the Applicant has provided a traffic analysis which McMahan has reviewed and concluded that the impact of the project on local traffic is acceptable. The Applicant has also decided that they will connect to public sewerage via a new main down Coeway La. to an existing manhole in Pottstown Pk., although SSM questions whether this main has adequate slope. Because the site is so flat, SSM also has concerns about the functionality of the proposed stormwater management facilities.

The project will have access to Sunrise Blvd. from a new driveway; the access to Coeway La. will be eliminated to avoid creating a cut-through to Sunrise Blvd. from northbound Pottstown Pk. Staff supports this design, but advises that there be a cut-through restricted to emergency use, as was provided by earlier proposals for this site.

Mr. Nespoli reviewed the changes to the plan since the last review by the Commission:

- Addition of details regarding sanitary sewer connection;
- Revisions to grading;
- Adjustments to landscaping per prior Theurkauf review;
- Receipt of will-serve letter from AquaPA in regard to water supply; and
- Receipt of permission from Energy Transfer to allow improvements shown within their right-of-way (official permission letter is forthcoming).

Jeff Glisson asked if the Applicant would re-pave Coeway La. Mr. Nespoli said they would do trench restoration (restore anything that they disturbed) but would not re-pave the entire road.

The Applicant has not yet contacted the other Coeway La. property owners, but Ms. Roberts said they will do so upon receipt of conditional use approval. She did not anticipate any resistance since these are all commercial properties, and she expects that they would like to connect to public sewerage; they will negotiate with each property owner during the land development phase.

Mr. Wright suggested the Applicant provide a temporary alternate dumpster pad site and ensure that sufficient cartway is provided in the event that Energy Transfer needs to access their easement.

MaryFrances McGarrity asked the Applicant to respond to the issues of pedestrian access and sidewalks raised in the Theurkauf review dated October 25, 2023, noting that no sidewalk was proposed northwest of the main entrance. Mr. Nespoli responded that the Schneider property was the only property on that side, and Ms. Roberts added that they wanted to direct pedestrians away from that property. The Applicant expects to meet with Mr. Schneider on Friday to confirm his agreement with the project. Mr. Weller and Ray McKeeman both expressed satisfaction with the sidewalk as proposed.

Ms. Roberts said that they would provide a connection from Sunrise Blvd. to Coeway La. with bollards to limit use to emergency vehicles and situations.

Ms. McGarrity noted that the McMahon review suggested that two parking spaces may conflict with traffic entering and exiting the parking lot. Mr. Weller said he believes there is ample space, noting that this will be a low-volume driveway. Ms. Roberts added that each unit will have a garage and believes that this parking area will only be used by guests.

MOTION: To recommend that the Board of Supervisors grant conditional use approval to the application of V.W.W. Associates, LP, for the construction of 32 dwelling units on the tract at 112-120 Coeway La. as depicted on the "Conditional Use Site Plan" (the "Plan") prepared by Howell Engineering, dated July 18, 2023, and that such approval include the following conditions:

1. The Applicant shall resolve all concerns regarding the proposed connection to the public sanitary sewerage to the satisfaction of the Township, as advised by Carroll Engineering and Spotts, Stevens, and McCoy ("SSM").
2. The Applicant shall resolve all concerns regarding the stormwater management provisions to the satisfaction of the Township, as advised by SSM.
3. The Applicant shall provide documentation that the owner of tax parcel 41-2-66 is amenable to the improvements shown on that property.
4. No development shall be permitted on tax parcel 41-2-67.1, except for the parking spaces shown on the Plan, which shall be for the benefit of tax parcel 41-2-66.
5. The Plan shall indicate a temporary alternate dumpster location in the event that the pipeline company requires access to the pipeline easement. The Township Engineer shall confirm that the Plan provides adequate access in the event that the pipeline company requires access to the pipeline easement.
6. The Plan shall be revised to extend Coeway La. to connect with Sunrise Blvd. with the understanding that such connection shall be for emergency use only and that means to restrict through-traffic to emergency vehicles and emergency situations shall be agreed to during the land development review.
7. Approval of the land development plan for this project shall include a requirement to pay a traffic impact fee, pursuant to Chapter 295 of the West Whiteland Township Code of Ordinances and comment #11 of the McMahan review dated November 7, 2023.
8. Approval of the land development plan for this project shall include a requirement to set aside permanent open space or to pay a fee in lieu of such open space, pursuant to section 281-47.B of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
9. The architecture of the proposed buildings shall be substantially similar to the renderings presented to the Planning Commission and shall be consistent with the provisions of the Exton Town Center Design Standards in Article VII of the S/LDO.

(McKeeman/Glisson)

ACTION: Passed, 5-0

V. NEW BUSINESS

1. Discussion on tentative 2024 meeting dates

The Commission voted to continue to meet on the first and third Tuesdays of each month beginning at 7:00 p.m.

VI. TOWNSHIP ANNOUNCEMENTS:

Mr. Weller advised that the Planning Commission Memorandum to the Board of Supervisors regarding an evaluation of zoning options for the Weston Tract will be on the Board's agenda for November 20. Mr. Wright said he will be available that evening.

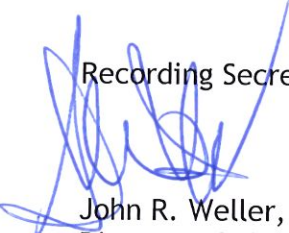
Mr. Weller advised that Staff plans to begin work in January on a major update to the Township Comprehensive Plan. The project will be done largely in-house with assistance from SSM and McMahon in their particular areas of expertise. Justin Smiley will spearhead the project, which is expected to take between 12 and 18 months.

Mr. Weller said there are no plans ready for the December 5 meeting, but the Commission may meet to discuss the Weston Tract should this matter be ready by then.

ADJOURNMENT

The meeting adjourned at approximately 7:49 p.m.

Recording Secretary,



John R. Weller, AICP
Director of Planning