

**East Whiteland Township
Planning Commission**
Wednesday, April 24, 2024 at 7:00 p.m.

This meeting will be held in-person (not virtually) at the East Whiteland Township Building

Minutes
(Agenda items [linked](#) to online documents)

Members Present:

Deb Abel, Chair; Tim Kelly; Bill Wrabley; and John Laumer

Members Absent: Dante Bradley; Todd Asousa, Vice-Chair; and Jeff Broadbelt

Also Present:

Zach Barner, Director of Planning & Development; Bernadette Kearney, Township Solicitor; and Braun Taylor, Township Solicitors Office

Call to Order:

Regular Meeting beginning at **7:00 p.m.**

Ms. Abel called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Minutes:

Consideration of the **March 27, 2024**, meeting minutes
Meeting minutes were not able to be approved at the April meeting.

Development Applications:

1. [LD-05-2023 for Greystar Apartments](#) (GS Great Valley) – Preliminary / Final Land Development application to construct approx. 400 multifamily residential units (including both market-rate and age-restricted units), structured and surface parking areas, landscaping, sidewalks and recreational trails, travel lane and intersection improvements, and stormwater management facilities. This application represents Phase 1 of the approved Master Plan for the Great Valley Corporate Center redevelopment project by Philadelphia Suburban Development Corporation. The property, located between Morehall, Old Morehall, and Lapp Roads, is within the GVR (Great Valley Revitalization) Overlay District.

Lou Colagreco presented on behalf of the applicant. The apartments proposed will be split between market rate and age restricted.

Action: Mr. Kelly made a motion, seconded by Mr. Laumer, to recommend Preliminary/Final Land Development approval to the Board of Supervisors contingent upon complying with all consultant review letters. The motion carried unanimously (4-0)

2. **LD-14-2023 for Swedesford Road Data Center** (Green Fig, LLC) – Preliminary Land Development application to construct two (2) data center buildings, each approx. 750,000 s.f. (with 250,000 s.f. footprints) for a total of 1,500,000 square feet. The project will include surface parking areas, reserve “green” parking areas, landscaping, connection to the Chester Valley Trail, and stormwater management facilities. The property, located along the south side of Swedesford Road near the Township boundary with West Whiteland, is within the INS (Institutional) Zoning District.

Lou Colagreco presented on behalf of the applicant. The townships sound consultant has since reviewed the applicants sound plan to reduce sound on the property. The applicant is proposing a sound barrier wall in front of the cooling towers. The barriers will be approximately 40 feet tall and 80 feet long. The equipment will be hidden, and the applicant can meet the decibel level requirements permitted in the township. The township permits a decibel level of 65, the noise output from the data center will range from 40s to 50s.

Mr. Laumer asked about possible expansion, Jack Robinson, the engineer on the project explained there is little chance the site will ever be expanded more than what is currently being proposed. The owner of 1547 Realty, Patrick Hynes, believes the project will be smaller than what is currently being proposed.

A Malvern Hunt resident had questions about pickle ball courts proposed at Bacton Hill park in relation to sound. Mr. Barner explained that both uses create sound, however that area was much closer to the homes and a different type and decibel level of sound. The resident also asked about future changes as it relates to sound. The applicant will be conditioned upon approval to maintain an appropriate and permitted decibel level.

Action: Mr. Laumer made a motion, seconded by Mr. Wrabley, to recommend Preliminary Land Development approval to the Board of Supervisors contingent upon complying with all consultant review letters. The motion carried unanimously (4-0)

3. **Knickerbocker Redevelopment** (Toll Mid-Atlantic LP Company, Inc.) – Amended Final Land Development application to modify the previously approved location of the clubhouse, parking areas, swimming pool, and recreation amenities, as well as corresponding modifications to the proposed grading and stormwater management facilities.

Alyson Zarro presented on behalf of the applicant. The developer who received the approvals sold the approved plan to Toll Brothers. Since the approval Toll has since made changes to the provided amenities. The applicant is planning to reconfigure the uses, not eliminate any amenity uses.

Action: Mr. Kelly made a motion, seconded by Mr. Wrabley, to recommend amended Final Land Development approval to the Board of Supervisors contingent upon complying with all consultant review letters. The motion carried unanimously (4-0)

Ordinance Amendments

4. **Corporate Gateway Overlay District** – Section 200-39 regarding mixed use development within the Corporate Gateway Overlay District along Swedesford Road and Route 202. The proposed amendments include revisions to processing and submission requirements, architectural standards, parking, permitted uses, and allowable floor-area-ratios (FAR).

Mr. Barner explained the background behind the ordinance change. Staff discussed internally and drafted changes to be presented to the Planning Commission. Andy Hicks, the applicant/owner at 52 Swedesford explained the proposal for the site which would include garden style apartment buildings, a storage/warehouse building and a restaurant to result in a mixed-use lot. Access including entrances and exits to the site were discussed. A traffic study will be conducted.

The ordinance amendment will be discussed further and presented to the Board of Supervisors to discuss and gain feedback.

5. **Special Events** – Zoning Ordinance Amendment to create a new definition of “special event” and add a new Section 200-96 (within Supplementary Uses) to replace a previously repealed code section regulating such activities. A public hearing before the Board of Supervisors is scheduled for **May 8, 2024**.

Action: Mr. Wrabley made a motion, seconded by Mr. Kelly, to recommend approval to the Board of Supervisors. The motion carried unanimously **(4-0)**

Comprehensive Zoning Ordinance Update Process:

6. The next Zoning Ordinance Task Force meeting for the **Comprehensive Zoning Ordinance Update** will be held on **May 22, 2024** (the day of regularly scheduled Planning Commission meeting).
7. Please take the **Online Public Survey** for the Zoning Ordinance Update!

Adjournment:

Ms. Abel adjourned the meeting at 9:00 pm

~ Next Meeting ~
Wednesday –May 22,2024

