

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township

February 20, 2013 - 7:30PM

Call to Order

Chairman Lees led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Present

Commissioners – Rodia, Whitig, Adler, Lees, Walter, and Hatton. Also present were Township Manager Robert Layman, Township Engineer Christie Pace, and Traffic Consultant Cindy McCormick, one guest and those mentioned below.

Adoption of Agenda

The Agenda was adopted as presented (BW/RH).

Approval of Minutes

The minutes of the Planning Commission meeting of February 6, 2013, were approved as submitted. (BW/DW).

Reports

Elaine Adler reported on the February 2nd Board meeting. At the Work Session the Board discussed procedures and future projects with the Parks and Recreation Commission. Other items on the Agenda were the 2013 Road Program, Police, and the Open Space Task Force. At the regular meeting the Police again emphasized the need to lock vehicles parked in the driveway or on the street due to the continuing thefts from unlocked cars. There were questions from residents relating to scheduling of police patrols as a result of these thefts. The Board accepted dedication of additional right-of-way on Manley Road related to the development of the new Wawa. The Construction Agreement, Storm Water Management and Construction Escrow for the Westtown School Science Building were accepted. The Lawn Maintenance Contract was awarded to Countywide Landscaping.

Announcements

Elaine Adler requested that all speakers make an effort to speak directly into the microphones as there is a continuing problem with the quality of tape recordings of the meetings.

Non-agenda Public Comment

None at this time.

Tract 2012-3, Rite Aid/PNC

PC received McCormick Taylor review letter dated 2/15/2013, Stubbe Consulting review letter dated 2/15/2013, and URS review letter dated 2/19/2013. Present for the developer were Attorney Michael Gill, Engineer Rhett Ciliberti, Traffic Consultant Greg Richardson, and Rite Aid representative Michael Lazar.

Concerning the URS review letter, Mr. Gill said that the applicant would comply with all of the comments. A revised plan will be submitted with a letter indicating changes made. The plan proposes connecting both the bank and the Rite Aid to public sewer. The existing bank has an on-lot septic system, however, the old gas station and Wawa were connected to public sewer.

Regarding the Stubbe letter, Mr. Gill indicated that the applicant was working to resolve the lighting issues remaining after the Zoning Hearing Board decision which has been appealed to Common Pleas Court. Following a meeting on February 4th, he believes that if Mr. Stubbe is satisfied with the applicant's good faith efforts, the Board of Supervisors and the Zoning Hearing Board will agree. The applicant will comply with

comments 1, 2, 4, and 5 of the Stubbe letter. The applicant's lighting expert continues to work with Mr. Stubbe on comment 6. Mr. Gill would like to discuss comment 3 of the Stubbe letter in conjunction with the McCormick Taylor review.

In response to the McCormick Taylor Letter –

Mr. Gill noted that the list of waivers requested has been submitted with the Land Development application, and that he does believe any of them are controversial.

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Vehicle Access – The applicant disagrees with the McCormick Taylor comment that the right-in at the western West Chester Pike entrance is unnecessary. Greg Richardson presented the applicants' argument and indicated that PennDOT has also commented on this access. A meeting with PennDOT is scheduled.

Mr. Gill stated that Pineville Pintzuk will continue to own the eastern portion of the site and lease it to PNC Bank. Penton Company will continue to own the western section and lease it to Rite Aid. Mrs. Adler advised that Westtown would require a separate subdivision plan for the proposed lot line revision Mr. Gill explained that a declaration of cross easements was required by the Zoning Hearing Board and has been prepared. It will be executed at the time of plan approval and recorded with the plans. PC advised that this agreement should be submitted to both the Township Solicitor and Township Engineer for review.

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Mr. Gill stated that the tanks would be removed when approval of the plans is certain.

The new PNC building will be constructed first on the eastern portion of the site. When that is complete PNC will move from its present location and the Rite Aid will be constructed. PC expressed concern about the impact of the PNC construction on the western portion of the tract and safety issues.

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Mr. Gill explained that banks generally do not require loading space, and that Westtown had not required loading space on prior bank developments. Mrs. Adler said the Fire Marshal's review has not been received as yet.

Mr. Gill stated the applicant will comply with the remaining comments except as noted.

Comments 19 & 20. The applicant acknowledged the stacking issue, but does not believe combining the two pharmacy driveways is a feasible solution. There will be further study of possible revision of internal circulation. These issues will also be discussed with Westtown's engineer and PennDOT.

PC asked about potential for cut-through from S. Chester Road to West Chester Pike. Applicant's response was that it did not appear to be a major issue, but they would consider traffic calming devices if there was a problem.

Comment 21. Mr. Richardson said the issue would be further studied.

Stormwater Management. There was a brief discussion of Comments 30, 31, and 33. McCormick Taylor will supply reference material requested. All other items are "will comply".

Grading & Erosion Control.

Comment 52. Christie Pace said the comment was based on space that may be needed for construction of the retaining wall. Mr. Gill said that if it was determined that an easement was necessary, it would be obtained.

Minor Technical

Comment 25. Mr. Gill said this would be further discussed with Rite Aid.

PC again noted that the bank and pharmacy seemed to have excess parking spaces. Mr. Gill responded that PNC has decided they need the spaces as shown on plan. Mr. Lazar stated that Rite Aid was more than a

pharmacy and also needed the parking.

Mr. Gill expressed confidence that the lighting issues would be resolved with the Zoning Hearing Board. He identified the western West Chester Pike access and the construction sequence as the other major issues remaining to be resolved. These will be further discussed with PennDOT and the Township Engineer. He asked if the Planning Commission would support the request for a Preliminary/Final procedure. Chairman Lees advised that the PC did not object as long as the plan was in the proper form. The applicant will plan to submit a revised plan for the Planning Commission meeting on March 20, 2013.

Public Comment

None at this time.

Adjournment (EA/DW) 8:46pm.

Elaine L. Adler
Planning Commission Secretary