

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
August 7, 2013 - 7:30PM

Call to Order

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

Present

Commissioners – Rodia, Whitig, Adler, Lees, Walter (arrived at 7:50pm), and Hatton. Also present were Township Manager Robert Layman, URS Sewer Consultant Stan Corbett, and Walter Pavelchek.

Adoption of Agenda

The Agenda was adopted as revised. (BW/SR)

Approval of Minutes

The minutes of the Planning Commission meeting of July 17, 2013, were approved as submitted. (BW/RH)

Reports

Jim Lees reported on the August 5th Board meeting. At the Work Session the Board discussed connection of Westtown School to the Township sewer system. It appears that the negotiations are proceeding. The Board also granted a resident's request to conduct perc tests in Township Open Space. When test results are available the Board will consider allowing the construction of an on-site septic system. At the regular meeting, the Board requested PC comments on the West Wynn I Special Study by September 29th. In connection with the Rite Aid/PNC project, the applicant has withdrawn the appeal of the ZHB decision and agreed to cover the cost of the traffic signal upgrade. The Board approved the lot line revision required by this project. There was also a lengthy discussion of the West Wynn I Special Study. The dedication of the Camp Elder Historic Marker is scheduled for September 7th.

Dick Pomerantz asked for information about money supposedly owed by Westtown School to Westtown Township related to the sewer connection project. According to Stan Corbett, the amount in question represents legal and engineering fees over a 5 year period and is not covered by the MPC reimbursement provisions.

Announcements

Elaine Adler advised those interested in the October Master Planner's project to register since a special group program would not be available.

Jim Lees read a letter received from the Township concerning the DCED WRPP Grant Application which Westtown is submitting for the Tyson Park Wetlands Project. Bob Layman explained that this is part of Westtown's program to meet DEP phosphate reduction requirements.

Dave Walter elaborated on the plans for the Camp Elder Market dedication starting at 12:30pm on September 7th at Oakbourne Road and Trellis Lane. There will be band music, a parade, and the actual dedication ceremony.

Non-agenda Public Comment

None at this time.

Act 537 – West Wynn I Area Special Study – July, 2013 draft.

Stan Corbett gave an overview of the Act 537 status and explained the purpose of this study. DEP has accepted Westtown's proposed On-lot Management Program (OMP) for all of the Township except the

West Wynn I area which is the subject of the study. The study identifies three alternatives:

1. Public sewer connection to the Westtown Chester Creek Treatment Plant;
2. Public sewer connection to the West Goshen Treatment Plant;
3. Continued use of on-lot systems with an On-lot Sewage Management Program (SMP).
Option 3 is listed as the selected alternative.

Alternative 1, connection to the Chester Creek Plant, was determined to be too expensive. It appears that extensive improvements to the existing infrastructure might be required before the West Wynn I area could be added which would significantly inflate the cost per unit.

Alternative 2, connection to West Goshen via East Goshen, could not be fully evaluated in time allotted for this study.

Mr. Corbett described the continued studies which would be part of the OMP. Studies would include determination of the status of the main interceptor and further detailed study of the West Wynn I systems. The Township would be responsible for reporting back to DEP on the West Wynn I situation in three years. Mr. Corbett further explained that DEP would not order the Township to provide public sewer, but simply continue to turn down proposals until Westtown submitted one which DEP approved.

There was discussion of the cost of upgrading the main interceptor and whether or not that cost would lead to a township decision to revisit the issue of public sewer in the eastern sector of the township.

Steve Rodia asked why DEP had focused on the West Wynn area. Mr. Corbett said the cluster of failed systems without replacement options, older systems, smaller lots, existence of streams, made this a difficult area. There is only limited availability of public water.

Mr. Corbett stated that a letter from the PC was required. Following discussion, it appeared that a brief letter without substantive comments would be preferable.

Motion (DW/BW), the Planning Commission has reviewed the July draft of the West Wynn I Area Act 537 Special Study and recommends its approval by the Board of Supervisors. For – Lees, Walter, Adler, Whitig, Hatton. Against – Pomerantz, Rodia. Motion carried. A letter will be sent to the Board of Supervisors.

Zoning Hearing Board – Application for Variance – Westtown Business Center Sign

PC received copy of application, plan, and support material. Elaine Adler said that the Zoning Ordinance permits a project such as the Business Center only one sign per street frontage. The applicant is seeking a variance to allow two signs, one on either side of the West Chester Pike entrance, in place of the existing one sign located in the median strip of the entrance. PC expressed concern about the exact placement of the proposed new signs, and the removal of an existing sign further back along the entranceway.

Motion, (RP/BW), the Planning Commission has reviewed this application and does not object to the granting of a variance for two signs providing the existing sign in the median strip is removed, the existing medical facility sign is removed, and the new signs otherwise conform to current Zoning Ordinance requirements. Unanimously approved.

Zoning Hearing Board – Application for Variance – EBS Office Building – Emergency Generator

PC received copy of application, plan, and support material. The generator would be located within the currently required side setback.

Motion (DW/BW), the Planning Commission sees no objection to this proposal and suggests the Zoning Hearing Board approve the variance. Unanimously approved.

Public Comment

None at this time.

As there is no agenda for the meeting scheduled for August 21st, the PC canceled the meeting.

Adjournment

9:10pm (EA/RH)

Elaine L. Adler
Planning Commission Secretary