

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
September 18, 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, and Hatton. Also present were Township Manager Robert Layman, Township Engineer Christie Pace, three guests, and those mentioned below.

Adoption of Agenda

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

Approval of Minutes

The minutes of the Planning Commission meeting of September 4, 2013, were approved as submitted. (RH/BW)

Reports

There was no report from the Board of Supervisors meeting as that meeting was been rescheduled for September 23rd.

Jim Lees reported on the Camp Elder Historical Marker dedication ceremony held on September 7th. In addition to remarks by several local dignitaries, there was an historic re-enactment and a parade led by the Bayard Rustin High School Marching Band. Mr. Lees commended Planning Commission Vice Chairman Dave Walter who was responsible for acquiring the historical marker for Westtown and who organized the ceremony.

Russ Hatton reported on the Open Space Task Force Forum on September 12th. The Westtown Open Space was last revised in 1988 and needs to be updated. The Task Force presented nine strategies for open space management and asked for public input. It was noted that there is extensive public interest in passive recreation but also interest in areas for organized sports. The Task Force indicated that that there is favorable community support for open space development. It was stated that a volunteer hour is worth \$25.41. It was also reported that Westtown Township spends less on recreation than the Pennsylvania average.

Announcements - None at this time.

Non-agenda Public Comment - None at this time.

Tract 2013-4, Thomas/Chateau Drive

A sketch plan for this proposed two lot subdivision had been distributed to the Commission members. Present were Mr. and Mrs. Thomas and their engineer, Nicholas Rakowski. Chairman Lees announced that while he will participate in the discussion of this project, he will not be voting on approval as he is an immediate neighbor.

Mr. Rakowski presented the sketch plan for this two lot subdivision of a 2.9 acre lot with one existing dwelling. Public water and on-site septic are proposed. Chateau Drive is a private road. The new lot will become a part of the maintenance agreement. The lot with the existing dwelling will be a flag lot. The Zoning and Subdivision Ordinance allow such lots if they comply with the ordinance specifications and are approved by the Board of Supervisors. The applicant will proceed to develop a Subdivision plan.

Act 167 Storm Water Management Ordinance

PC received McCormick Taylor memo dated 9/12/2013 and a revised draft of the proposed Storm Water Management Ordinance including changes approved at the September 4th meeting. Ms. Pace commented on the downstream notification option previously discussed which will be eliminated from the draft ordinance unless it is possible to include it with the modifier "if required by the Township." Ms. Pace anticipates that the PC will complete its review of the "options" at this meeting and proceed to examine changes to other Township ordinances which will be required by the Storm Water Management Ordinance.

Section 402. Ms. Pace recommends reducing the requirements. PC concurs. Revisions will be presented at the next PC meeting.

Section 403.F, Section 404.C. PC concurs with engineer's recommendation.

Section 404.G – Approval valid for 5 years matches Subdivision plans. Engineer recommends. PC concurs.

Section 502.A – Submission of as-built drawings for projects exceeding one acre. Engineer recommends. PC concurs.

Section 502.C – Certification of Completion. Engineer recommends omitting as redundant. PC concurs.

Section 601 – Engineer recommends reference to existing fee and expense requirements. PC concurs. 601.G will be modified or omitted.

Section 702.A.10.a – Engineer recommends 10 foot easement. PC concurs.

Sections 704.B, 707C, 704.D, and 705. – To be reviewed by the Township Solicitor. If Solicitor recommends changes, they will be made at a later date.

Section 704.B.11, 704.C.11, 704.D.7 - Easement agreements to be recorded within 45 days. Engineer recommends. PC concurs.

Section 705.B – Five year retention. Engineer recommends. PC concurs.

Section 705.D – Change of ownership. Engineer recommends. PC concurs.

Section 706 - Funding for maintenance of BMP. To be reviewed by the Township Solicitor. Engineers recommends 10 year escrow if approved by the Solicitor. PC concurs.

Section 905.A – Penalties. \$1,000/day recommended. PC concurs.

Retain Appendix A – PC concurs.

Engineer Pace with prepare a new draft, noting the items which have been selected for further discussion. Chairman Lees thanked Ms. Pace for her guidance and assistance in this review.

Public Comment

Walt Pavelchek, 1050 S. New Street. Asked if there would be a provision for extension of the time required for recording. Ms. Pace will check.

Adjournment

9:32pm (RH/BW)

Elaine L. Adler
Planning Commission Secretary