

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
September 5, 2012 - 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 – Hatton, Whitig, Adler, Lees, Pomerantz, and Rohrbach. Also present were seven guests and those mentioned below.

Adoption of Agenda

The Agenda was adopted as presented (DW/RP)

Approval of Minutes

The minutes of the Planning Commission meeting of August 22, 2012, were approved as corrected (typographical error, page 1, paragraph 2, under Approval of Minutes). (BW/RH)

Mike DiDomenico, Woodland Road, asked to have the transcription of Jeff Miller's presentation at the August 8th meeting re-done before it is attached to the minutes and submitted with the Act 537 Plan.

Reports

Brent Whitig reported on the Board of Supervisors meeting of September 4th. During the Planning Commission section the Planning Commission Minutes and Jeff Miller's presentation were discussed. Park and Recreation announced movie night Friday, September 7th, and the Annual Dog Show to be held on September 22nd. Mr. DiDomenico and Mr. Pomerantz thanked the residents who had worked on collecting the information for the committee working with the Township on the Act 537 submission. The Board approved the salt purchase and the development of an MS4 plan. The Board also discussed a study of costs of the police department over a 10 to 20 year period and approved an extension of the contract for Jeff Miller's work on the Act 537.

Dick Pomerantz stated he had suggested the Westtown encourage support of the West Chester Library by the residents if the Board does not feel it possible for the Township to provide financial support. He suggested articles in the newsletter and perhaps something on the website.

Dick Pomerantz also reported on the surveys related to the Act 537 planning which will be included in the final submission to DEP.

Announcements

None at this time.

Non-agenda Public Comment

None at this time.

Tract 2008-4 Rossiter 3 Lot Subdivision

PC received August 28, 2012 letter from Attorney Joseph Ryan and September 4, 2012 memo from Township Solicitor Robert Adams. Present for the developer were Adams Brower from E. B. Walsh, Ted Moser, Equitable owner, Mr. and Mrs. Rossiter.

Mr. Brower indicated that the Board had suggested the applicant return to the Planning Commission to discuss the riparian buffer. He explained his position that the seepage bed was actually an asset in the buffer. Mr. Brower also reported on the status of the easement agreement required to achieve the necessary sight lines for the driveway.

There being no other items for discussion, the Chair asked for a motion.

Motion (EA/ER) The Planning Commission and the Township Engineer have reviewed the 3 lot subdivision Tract 2008-4. Both the Commission and the Township Engineer have reservations relating to the location of a seepage bed in the 75 foot riparian buffer required by the Zoning Ordinance. The Township Solicitor has advised that this is not sufficient basis to deny approval of the subdivision plan which otherwise complies with Township regulations. Therefore, the Planning Commission recommends that the Board of Supervisors approve the plan, last revised June 29, 2012, with the condition that the applicant present a recorded easement agreement approved by the Township Solicitor and Engineer.

Mr. Hatton said that his understanding of riparian buffers was that they were to be basically natural areas rather than lawns such as appear on this plan. Mr. Brower said that part of the buffer was in a natural state, but there was existing lawn which would stay. He indicated that some additional landscaping would be provided which would conform to the buffer requirements. Chair Lees stated he has been concerned about the possibility of setting a precedent by allowing this intrusion in the riparian buffer, however, the Township Solicitor concludes each case would be considered individually on its own merits.

In favor - Rohrbach, Pomerantz, Lees, Adler, Whitig. Against – Hatton. A letter will be sent to the Board of Supervisors.

Public Comment

Walter Pavelchek, South New Street, commented on the closing of West Goshen's Roslyn Drive to eastbound traffic which will force more traffic on South New Street and West Pleasant Grove Road. He suggested that the Planning Commission might study the traffic conditions resulting from this closure.

Adjournment (RP/BW) 8:45pm.

Elaine L. Adler
Planning Commission Secretary