

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township

September 19, 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, Adler, Lees, Walter, Pomerantz, and Rohrbach. Also present were Township Manager Bob Layman, Township Engineer, three guests and those mentioned below.

Adoption of Agenda

The Agenda was adopted with the correction of the Crebilly number of lots (RP/RH)

Approval of Minutes

The minutes of the Planning Commission meeting of September 5, 2012, were approved as submitted. (RH/ER)

Reports

Eric Rohrbach reported on the Board of Supervisors meeting of September 17th. At the Workshop the Board discussed police matters. At the regular meeting the new Acting Chief of Police was introduced. The Board voted to establish a Search Committee for a new police chief. The Board will be advising the residents of the status of the police department. The Police attorney requested that the police be able to include their position in whatever is sent to the residents. The Board denied this request. The Board announced a special meeting on September 26th to approve the Act 537 study.

In relation to the Rossiter Subdivision, the Township Solicitor recommended that the plan should be approved. The Rossiter Subdivision was approved by the Board, based on the Planning Commission recommendation and the applicant's willingness to remove existing impervious surface and provide additional landscaping.

Announcements

Mrs. Adler said that the Jeff Miller Act 537 presentation transcription was being re-done and asked if the final draft should include the question and answer section as well as the presentation. She noted that while the presentation itself was clear on the Commission's own tape of the meeting, the question and answer session was not. It was decided to include the question and answer.

Motion (EA/JL), the PC will add the Miller Presentation document as an addendum to the minutes of the meeting of August 8, 2012. Approved. The document will also be posted on the website along with the other Act 537 material.

Non-agenda Public Comment

None at this time.

Tract 2012-5, Westtown School Science Building Addition

PC received McCormick Taylor review letter dated 9/13/2012. Present for the applicant were Attorney Timothy Barnard, Engineer Peter Cokonis, and Facilities Manager George Schaab.

Mr. Barnard explained the issues relating to the height of the addition which exceeds the ordinance requirements but is necessary to match the floor levels to those of the existing building which was built prior to the adoption of the current regulations. While the new addition will be lower than the present building, it will exceed the Zoning regulations by a few feet. The proposed roof design is necessary to

permit the slope of the roof and to introduce as much light as possible into the building. While there is an ongoing discussion with the Township Solicitor of provisions relating to expansion of existing non-conforming structures which might lead to the conclusion that the proposed heights would be permissible, Mr. Barnard asked the Planning Commission for their support if the issue is submitted to the Zoning Hearing Board.

Motion (JL/DW) The Planning Commission has reviewed the question of building height and would recommend granting a waiver or other relief to allow the science building addition to be constructed at the proposed height. Unanimously approved.

Mr. Barnard stated that the School agreed to make the other revisions required in the McCormick Taylor letter and to providing an escrow if the Township so requests. He also asked the Commission to recommend granting of the eight waivers requested on the plan. Mr. Pingar stated that he no objection to the waivers, except for the one relating to escrow.

Mr. Pomerantz commented that those who visit the campus regularly feel that the campus lighting seems less than it used to be, particularly in the area south of the main buildings. Mr. Schaab will investigate.

Motion (DW/ ER), the Planning Commission recommends that the Board of Supervisors approve the Land Development for the addition to the Westtown School Science building conditioned on the following:

1. Approval of the Lighting Plan by the Towns Lighting Consultant.
2. Resolution of the height issue.
3. Approval by the Township Engineer of revisions specified in the McCormick Taylor review letter.

The Planning Commission and Township Engineer also recommend granting the waivers listed on the plan with the exception of #1 relating to a possible escrow.

Unanimously approved. A letter will be sent to the Board of Supervisors.

Tract 2012-4. Crebilly Farm 2 lot Subdivision

PC received McCormick Taylor review letter dated 9/14/2012. Present for the applicant were Mike Engle, Engineer, and Tom Farrell, Real Estate Consultant.

The applicant proposes to divide the 56 acre parcel into two lots, 40 acres and 15 acres. No improvements are proposed at this time. It is anticipated that both lots will be used as residential parcels. At this time one house is proposed for each lot. Perc tests have not yet been performed.

Motion (ER/DW) the Planning Commission recommends that the Board of Supervisors approve the plan for Tract 2012-4, Crebilly Farm 2 lot Subdivision and grant the requested waivers subject to compliance with all items in the McCormick Taylor review letter dated September 14, 2012.

Unanimously approved. A letter will be sent to the Board of Supervisors.

Zoning Hearing Board Application – Rusi

Mr. Rusi is requesting a variance for lot size. He wishes to divide his property which is 41,437 square feet into two lots. This property is located in the R-2 district which requires a minimum lot size of 22,000 square feet with public sewer and public water which are available. There is also an issue of the setback from Route 202. A variance was required for the existing house on the northern section of the lot.

Motion (DW/RH), the Planning Commission has no specific comments to make on this application.

Unanimously approved.

Public Comment None at this time.

Adjournment (RH/ER) 8:50pm.

Elaine L. Adler
Planning Commission Secretary