

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
January 19, 2011 - 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, Pomerantz, and Rohrbach. Also present were Township Manager Robert Layman and Walter Pavelchek.

Adoption of Agenda

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

Approval of Minutes

The minutes of the Planning Commission meeting of January 5, 2011, were approved as submitted. (RP/RH).

Reports.

Dick Pomerantz reported on the January 18th meeting of the Board of Supervisors and the Workshop session. The group challenging the sign regulations made a presentation to the Board at the Workshop identifying several locations in Westtown where billboards might be constructed. The Township Solicitor is to research this issue further. The cost of repairs to the South New Street bridge and the Oakbourne Road bridge was further discussed, but no decision has been made. The Board also heard a report on traffic at 202 and Pleasant Grove Road. The Board is considering eliminating all but right turns from Pleasant Grove onto Route 202. At the regular meeting the Board approved the agreements required to proceed with acquiring the easements necessary for the Lain sewer hookup.

Announcements

The revised schedule for PC members' attendance at the Board meetings was distributed.

Non-agenda Public Comment

None at this time.

Zoning Hearing Board Application – Chester County Outdoor LLC

Mrs. Adler announced that it was expected that the hearing on this matter will be opened on January 25th as scheduled and continued to a date certain. February 28th is the likely date. The Planning Commission will consider reviewing the sign section of the Zoning Ordinance and proposing amendments although those amendments would not be applicable to this situation. Mr. Pomerantz stated that the billboard applicants indicated they would consider the Township's concerns in the matter of the products and services which might be advertised on the proposed billboards. PC members expressed concern as to this content, but concluded that this was a matter for negotiation. Limitations of size and location can be considered.

PC discussed other possible areas of the Zoning Ordinance which need revision such as fences, service station regulations, and accessory dwellings. The Westtown Comprehensive Plan is also over ten years old and is due for review.

The PC will prepare a report for the Zoning Hearing Board before the continued hearing date of February 28th. The Commission will also begin a study of revision of the sign section of the Zoning Ordinance.

Public Comment.

None at this time.

Adjournment (ER/EA) 8:45pm.

Elaine L. Adler
Planning Commission Secretary