

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
February 23, 2011 - 7:30PM

Call to Order

Vice Chair Walter led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Present

Commissioners – Hatton, Whittig, Adler, Walter, and Rohrbach. Also present was Township Manager Robert Layman.

Adoption of Agenda

The Agenda was adopted as presented (ER/BW).

Approval of Minutes

The minutes of the Planning Commission meeting of January 19, 2011, were approved as submitted. (RH/ER).

Reports.

Dave Walter reported on the February 22nd meeting of the Board of Supervisors. He indicated the Board had schedule a meeting with the Robinson group during the Work Session but the Robinsons were not present. At the regular meeting there was a complaint from Overhill Road residents relating to the condition of that road. The Board expects to repair the road following an anticipated sewer project. Liberty Square landscaping will be re-advertized as the contractor has not completed the job. East and West Pleasant Grove Roads will be limited to right turns only; left turns and 202 cross traffic will be prohibited. Former Supervisors Charles Scipione asked why the fountain proposed at the Route 202/Skiles Boulevard had been eliminated.

Announcements

The Brandywine Conservancy has asked if the PC members would agree to receive the newsletter via email. Most PC members were agreeable. The Board has asked for clarification of the benefits of Environmental Management Center membership. PC will discuss at the next meeting.

Non-agenda Public Comment

Bob Layman advised the Commission of the possible future cost of stormwater management remediation if regulations such as riparian buffers are not enforced by the Township.

Zoning Hearing Board Application – Chester County Outdoor LLC. Mrs. Adler announced that the hearing on this matter will be continued to March 31, 2011. The Planning Commission will consider comments for the Zoning Hearing Board at a March meeting. Bob Layman advised that the Township is discussing the billboard application with the company involved. Locations other than the one included in the application are being considered.

Zoning Ordinance Revisions

Eric Rohrbach asked about the procedure for identifying Zoning Ordinance issues which need attention and revision. Bob Layman and Elaine Adler explained that these issues were generally recognized during the process of plan review, by consultants, or by staff in the course of administering the Ordinance. Mr. Rohrbach said he would expect a more formal process.

Bob Layman also said that the state recommends review of the Comprehensive Plan every ten years which means Westtown is due. The Planning Commission is largely responsible for this review process. He explained that historically funds and assistance had been available for this purpose through the

Chester County Planning Commission and that he is checking into this.

The Commission discussed the fence regulations and the issues not addressed in the current ordinance including requiring a permit for the installation of a fence, additional height for deer fences, requiring a survey before installation of a fence. The PC discussed an ordinance requirement for a permit for any fence longer than 30 feet and requiring a survey if the fence is to be installed along property lines. Elaine Adler will check with the solicitor and township engineer for possible wording of such requirements. PC also agreed that there should be a provision for higher fencing for athletic facilities such as tennis courts. It was concluded that deer fences and other higher fences should continue to be reviewed on a case by case basis by the Zoning Hearing Board. Dave Walker suggested that the Ordinance should contain language clarifying when a Zoning Hearing Board application is required.

Public Comment.

None at this time.

Adjournment (ER/RH) 8:55pm.

Elaine L. Adler
Planning Commission Secretary