

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
April 6, 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, Whittig, Adler, Lees, Walter, and Rohrbach. Also present was Township Manager Robert Layman, Township Solicitor Robert Adams, Township Engineer Robert Pingar, Traffic Consultant Al Federico, Supervisor Thomas Foster, and those mentioned below.

Adoption of Agenda

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

Approval of Minutes

The minutes of the Planning Commission meeting of March 23, 2011, were approved as submitted. (DW/BW)

Reports

Brent Whitig reported on the April 4th meeting of the Board of Supervisors. At the Work Session the Board discussed the sewer easement on Johnnys Way and the cancelation of the Board meeting scheduled for April 18th because of a conflict with the Pennsylvania Association of Township Supervisors Convention. At the regular meeting, the Road Master reported installation of a left turn signal at the (eastern) intersection of Route 352 and West Chester Pike. The Park and Recreation Commission announced the Community Yard Sale at Oakbourne on April 30th. The Board extended the availability of the mansion for paid events. During Public Comment a resident requested additional yard waste pickups, and the resident affected by the easement for the Lain sewer connection commented on the Township's action.

Announcements

The Planning Commission has received a letter from the Board requesting review of the draft amendment to the Zoning Ordinance relating to signs and the creation of a new C-2 Zoning District. This item will be on the PC agenda for the next meeting.

Non-agenda Public Comment

None at this time.

Tract 2010-3, WCASD, Rustin Field Lighting

Present were Ross Unruh, Kevin Campbell, Tim Burns, Chris Denardi, School Board member James Smith, and three consultants. Mr. Unruh said that the lighting consultants have spoken to the Township Lighting Consultant Stan Stubbe and believe that they have responded to all of his comments in the last review letter except those which can only be addressed after the lights are in place. He noted that the Township's Ordinance anticipates that there will be inspections following the installation of the lights to determine compliance. He would like confirmation from Mr. Stubbe. Mrs. Adler will contact Mr. Stubbe.

Kevin Campbell said that the lights along the path from the upper parking lots to the stadium will be installed by community members who are competent in this area during the Spring vacation and noted that Mr. Stubbe had reviewed and approved the plan for these lights.

In response to Dave Walter's questions about lights and parking along the Shiloh Road during major

events, Mr. Campbell said that police and WCASD staff would eliminate this parking. They will also take action to eliminate parking on Dunning Drive.

Mr. Unruh said that the District's noise consultant had met with the Township's consultant, Felicia Doggett, at the stadium to discuss the sound system. The District has heard nothing further so assumed that Ms. Doggett was satisfied as all the information has been sent to her. Rob Pingar said the speakers do not appear to be mounted and aimed in accordance with Ms. Doggett's comments during the on-site visit. Mr. Campbell said there had been no modifications of the system since it was installed. Ms. Doggett will be contacted for comments before the next meeting.

Mr. Unruh noted that the District has submitted a revised traffic study which Westtown Traffic Consultant Al Federico has reviewed, and that Mr. Federico has some questions. Kevin Campbell explained the parking and circulation pattern which the WCASD proposes to use for major events. Police will be present to direct traffic at the Dunning Drive and Farm Lane entrances at the beginning of the event. Traffic will enter the campus at the Farm Lane drive to avoid traffic backup on Shiloh Road that would interfere with Route 926 traffic. He explained that school personnel will direct parking, starting with the main lot by the stadium, proceeding along the interior road, filling the lots surrounding the school building, and last using the overflow lot behind the stadium since this area is a practice field which is not paved and may be subject to damage. There is also a plan for drop-off traffic in front of the school.

Mr. Federico noted that there were no pedestrian pathways leading to the area of roadside overflow parking and that the parking area itself was in poor condition. He suggested using these areas after the lots were full. Mr. Campbell indicated that some work was to be done on these areas.

Mr. Federico also recommended filling the stadium overflow lot first. Filling it last could create conflict between those heading for the lot and those who have already parked and are walking to the stadium area. Mr. Campbell indicated this lot was the least desirable area for parking both because of the difficult access to the stadium and the potential for damage to the field itself. Mr. Federico said that if the Township chose to approve the District's plan, a condition of approval should be that the circulation plan be re-visited to determine how well it worked in practice. He has recommended modification of the traffic light timing at Shiloh and Route 926 following night games. The District has agreed. Mr. Federico also suggested reviewing the traffic light timing after a specified period of time.

Mr. Federico also recommended use of police during egress from major events. PC members also questioned not having professional traffic supervision at the end of a major event and proposed that regular police be required initially. The police would assess the situation and future action would depend on their recommendation.

In response to PC questions, Mark Henise of ELA, stated that there were 915 parking spaces. He explained the calculations used to determine the number of cars anticipated on the night games which had been discussed with Mr. Federico. There was further discussion of the capacity of the stadium in the case of sale of standing room tickets. PC members asked about pre-game tailgating activity. Mr. Campbell indicated that this was supervised by the District.

School Board member James Smith spoke of his many years as an educator and football coach in the WCASD, including Henderson High School for the last 11 years. He said there have been very few problems requiring police presence, and few complaints about field lighting even at Henderson where the adjacent homes are very close to the field. He emphasized the District staff was present and prepared to deal with any issues that might arise. He stated his belief that football was a unifying force for the community.

The PC will consider this matter again at the April 20th meeting. Solicitor Adams advised the PC that its role at this time was to consider the impact of the stadium lighting and suggest possible mitigation of that impact to the Zoning Hearing Board.

Supervisor Thomas Foster was present and commented on the meeting with the Sound Engineer, Felicia

Doggett. He agreed with Mr. Pingar that Ms. Doggett was critical of the existing sound system. He further noted that the sound issue was more important in relation to night games because more people were in their homes and could be bothered by the noise. He also expressed some concern about the condition of the lighting fixtures since they are used equipment which has been donated. Mr. Adams agreed that the Township should require some appropriate certification as to the condition of the equipment. As the WCASD anticipates that the equipment will be installed by volunteers, Mr. Adams further stated that he believed the Zoning Hearing Board could require appropriate inspection of the electrical work.

Public Comment.

The Commission asked Bob Layman about the control of parking on Dunning Drive as it has been a recurrent issue during the discussion of field lighting. The present "No Parking" signs on part of Dunning Drive were erected by the school district. After the road is dedicated the Township must pass an Ordinance if the signs are to remain and be enforced by the police department. Mr. Layman indicated that the Dunning Drive residents have been reluctant to have "No Parking" or permit parking on the old section of the road.

Adjournment (ER/DW) 9:10pm.

Elaine L. Adler
Planning Commission Secretary