

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
November 9, 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, Whitig, Adler, Lees, Walter, and Pomerantz. Also present was Township Manager Robert Layman. There was one guest.

Adoption of Agenda

The Agenda was adopted with the addition of two items under new business, comments from the Township Manager relating to a proposal for development on the Crebilly Tract and a possible update of the Comprehensive plan (BW/DW).

Approval of Minutes

The minutes of the Planning Commission meeting of September 7, 2011, were approved as submitted (BW/DW).

Reports

Jim Lees reported on the Board meeting of October 3rd. The Board authorized advertising the Zoning Ordinance amendment relating to fencing. The Board also approved refinancing the Township debt as a cost saving measure. There was also discussion of the field lighting and sound system at Rustin High School. At the October 17th meeting, Chief Dumond announced the funeral arrangements for former Police Chief Charles MacIntyre.

Brent Whitig reported on the Board meeting of November 7th. At the Work Session, the Board met with Goshen Fire Company and the firm handling the debt refinancing. During Public Comment there was discussion of procedure for posting building permits on the website. Under New Business, the Board approved the SPCA contract and authorized payment for the repair of the New Street bridge. The Westtown Thornbury Planning Modules were accepted and will be forwarded to DEP.

Announcements

None at this time.

Non-agenda Public Comment

Patricia Platt, Edgewood Chase Drive, asked for an explanation of the purpose of the Planning Commission and for clarification of the Commission's responsibilities and role in setting policy. Chairman Lees briefly explained the Commission's duties and responsibilities. The Commission's By Laws describe the objectives and purposes of the Commission as "those set forth in Act 247...known as the Pennsylvania Municipalities Planning Code". Mrs. Platt would like further information and suggested that a more specific, detailed definition would be beneficial.

There was also a general discussion of the Commission's role in policy making.

Zoning Ordinance Amendments

Mrs. Adler announced that the Township Solicitor is putting the Accessory Dwelling and Fencing Amendments into proper form for advertising. The amendments have been sent to Chester County Planning Commission (CCPC) for review as is required. Since CCPC has 30 days to review the amendments, the earliest date for Board action would be December 19th.

Mr. Pomerantz asked if the amendment would cover a situation where the occupant of the Accessory Dwelling was being cared for by the resident of the primary dwelling. The Commission referred this question to the Township Solicitor with a request that he suggest modified wording to permit this situation if he felt it necessary.

Possible Crebilly Farm Development

Mr. Layman updated the Commission on the discussions the Board has had with an organization proposing to construct apartments on part of the 202 frontage of the Crebilly tract. The developer has indicated a willingness to construct a portion of the Township's planned connector road and some of the proposed Route 926 improvements. The primary point of discuss at the moment is how the sewage would be managed.

Route 202 Billboard

Mr. Layman advised the Commission that a building permit for the billboard has been issued.

Comprehensive Plan

Westtown last updated its Comprehensive Plan 10 years ago. According to Mr. Layman the Board is interested in reviewing the Comprehensive Plan. He suggested applying for a Vision Partnership Plan from Chester County for this purpose. The cost of a review 10 years ago exceeded \$20,000 and would probably be more at this time.

Public Comment

Patricia Platt, Edgewood Chase Drive, asked how she would proposes a change in the Township's codes. Mr. Lees suggested she start by talking to Bob Layman, the Township Manager.

Adjournment (EA/BW) 8:50pm.

Elaine L. Adler
Planning Commission Secretary