

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING**  
**Stokes Assembly Hall**  
**1039 Wilmington Pike, Westtown Township**  
**January 6, 2010 - 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, Pomerantz, and Rohrbach. Also present were Township Manager Bob Layman, Township Engineer Rob Pingar, and those mentioned below.

**Adoption of Agenda**

The Agenda was adopted with the addition of the name of the Planning Commission as an item of New Business (RP/DW).

**Approval of Minutes**

The minutes of the Planning Commission meeting of December 9, 2009, were approved as submitted. (DW/BW) Unanimously approved.

Dick Pomerantz reported on the Maris Grove bankruptcy problems which he mentioned at the last meeting. Maris Grove has been taken over by a different company. There is no assurance that amenities promised to the current residents will be completed.

**Election of Officers**

Jim Lees was nominated as Chair (EA/BW). Unanimously elected.

Dave Walter was nominated as Vice Chair (EA/BW). Unanimously elected.

Elaine Adler was nominated as Secretary (JL/BW). Unanimously elected.

**Reports.**

Jim Lees reported on the Board of Supervisors meeting of January 4th. At the Re-Organization meeting the Board elected Charles Barber Chair, Carol DeWolf is Vice Chair, Tom Foster is the Police Commissioner. The Board also made all the appointments for the year including re-appointment of Jim Lees and Dave Walter to the Planning Commission. The Board authorized advertising a bid for sludge removal, and paid the bills.

Chairman Lees expressed the thanks of the Planning Commission to the Board and the Oakbourne Mansion Commission, particularly to Eva Foster, for the most enjoyable Holiday Reception.

**Announcements**

None at this time.

**Non-agenda Public Comment.**

Dick Pomerantz commented on the serious ice accumulation on Robin Drive. Bob Layman said that the Road Department was aware of the situation.

**Tract 2008-1, Rustin Pump Station**

PC received SESI letter dated 12/15/09 and McCormick Taylor letter dated 12/28/2009. Present representing the WCASD was Tim Burke.

According to the Township Engineer, all his comments have been addressed relating to the subdivision of the pump station from the remainder of the WCASD lot except the issue of the cable and electric lines which should be raised on the relocated utility poles in order to allow access for large equipment. Mr. Burke explained that the WCASD has been working on this but has been unable to date to have the work done by the utility companies. The Planning Commission believes that this should be completed before the Township

accepts dedication of the pump station. Mr. Pingar also explained that the easement for the force main needs to be revised, but this is a separate issue.

Mr. Rohrbach proposed two motions, both seconded by Mr. Whitig.

Motion 1: the Planning Commission recommends that the Board of Supervisors require that the cable and power lines on the relocated utility poles at the entrance to the pump station drive be lifted prior to the Township's accepting dedication of the pump station.

Motion 2: the Planning Commission recommends that the Board of Supervisors approve the Preliminary/Final plan for the Rustin Pump Station Subdivision.

Public Comment: None at this time.

Unanimously approved.

### **Tract 2008-2, Westtown Township Oakbourne Gatehouse**

The Township proposed separating the Gatehouse and an acre of ground from the remainder of Oakbourne Park in order to make selling the property possible. Since county and state grants were used for purchase and for improvements, the Township is barred from selling unless the parcel is separated. Mr. Lees asked if the Township intended to connect the Gatehouse to the public sewer system. Mr. Layman indicated this was under consideration, but no decision has been made. It is connected to public water. The Gatehouse is currently rented.

The PC is concerned that the existing driveway remains available as an alternative access to the park and recommends an easement on the plan for this purpose. There is also an easement for the electric line to the cell tower in the park which crosses this area. The property is currently zoned "Township" which does not permit residential use. If it is to be sold, either it should be rezoned to R-1 or the Zoning Ordinance should be amended to permit residential use in the Township District. If the property is subdivided and becomes an income property, it will lose its tax exempt status.

Mr. Layman said he would discuss the zoning issue with the Board.

### **Planning Commission/Sustainability**

Dick Pomerantz proposed adding the term "Sustainability" to the name of the Commission. The Commission discussed the question, noting that this would be a decision for the Board of Supervisors and that there may be regulations in the MPC which would affect such a change. The Commission also considered adding the sustainability concept to a mission statement.

It was noted that such concepts are often part of a Township Comprehensive Plan/Growth Management Plan. It is recommended that Comprehensive Plans be reviewed every 10 years so Westtown's plan is due for reconsideration shortly. PC members also expressed concern about the economic impacts of an aggressive sustainability policy.

### **West Chester Regional Planning Commission**

Motion (BW/EA), the Planning Commission recommends that the Board of Supervisors appoint Jim Lees as Westtown's delegate and Dick Pomerantz as the alternate. Unanimously approved.

### **Public Comment**

None at this time.

Adjournment (DW/BW) - 8:55pm.

Elaine L. Adler  
Planning Commission Secretary