

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
November 3, 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 Robert Layman, Township Engineer Robert Pingar, one guest, and those mentioned below.

Adoption of Agenda

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

Approval of Minutes

The minutes of the Planning Commission meeting of October 20, 2010, were approved as revised. (RP/BW).

Reports.

Dave Walter attended the November 1st meeting of the Board of Supervisors. The Building Inspector will be surveying the township for commercial vehicles, trailers, etc., parked on residential property in violation of the Township Zoning Ordinance. He reported the Oakbourne Road bridge would be closed until funding for the repair is available. A permanent repair could cost up to \$600,000. Mr. Walter advised the Board of the PC's Open Space recommendations. Later in the meeting there were a number of residents present to speak against the sale of open space as well. The Board has not made a decision on the possible relocation of the Township Office and has authorized Ms. Foster to accept reservations at Oakbourne for the first quarter of 2011. There appears to be no firm evidence of a possible buyer for the present office building. The Board has received the architect's feasibility study for moving the office. The South New Street bridge was also damaged in the recent storm and will require repair. The 2011 Budget will go to the Board this week; there will be a public comment period before the budget is approved.

Jim Lees reported on the recent West Chester Regional Planning Commission (WCRPC) meeting. At this time there are only five members and the group has considered disbanding. He would like the PC to discuss the function and usefulness of the WCRPC at a future meeting. He said that the WCRPC has not been approached about the proposal for a minor league baseball stadium in the West Chester area.

Announcements

None at this time.

Non-agenda Public Comment

Dick Pomerantz commented on West Goshen's referendum approving the change to five member Board of Supervisors and asked if Westtown should consider this. Several PC members suggested it allowed for better distribution of responsibility.

Tract 2010-2, WCASD-Westtown-Thornbury Elementary School

Present for the WCASD were Kevin Campbell, Architect Scott Kalner, and Engineer Peter Haas. PC received McCormick Taylor review letter dated October 29, 2010.

Mr. Campbell stated that the WCASD has received the October 29th letter, and in general will comply with all the comments. The school district has decided not to extend the playing field so that removed the issues relating to extending the field into the flood plain (McT Item 1). The district will request a waiver of the sidewalk requirement (McT Item 7). As there are no sidewalks on Westbourne Road, the District

believes that sidewalk along the school frontage presents a potential safety issue. Mr. Campbell asked the Planning Commission to recommend this waiver to the Board. Mr. Lees noted that the PC had recommended a waiver of the sidewalk requirement on other projects, including Penn Wood Elementary School. The Commission expressed no objection to the waiver.

Mr. Campbell said that on-site sewer was no longer an option and indicated that the WCASD has initiated discussions on the public sewer connection with the Board. He asked that the PC consider recommending approval of the plan with the condition that this issue be resolved by the Board of Supervisors (McT Item 13). He noted that there was a possibility that pump and haul would be required for part of the school depending on how long it takes to settle the sewer issue and get approvals for the force main that would be required if the sewage goes to the West Goshen sewer plant.

The WCASD agrees with the revision suggested in McT Items 17 and 21 and will make this change providing PennDOT approves since Westbourne Road is a state road.

Mr. Campbell asked for clarification of McT GC Item 34. Mr. Pingar said he intended this requirement for repair of damaged pavement, etc., to apply only to the site itself. Mr. Campbell agreed to this requirement.

Regarding McT Item 35, the Township Engineer and the WCASD agreed the driveway would be moved, but not 200 feet since that would bring it into the play area.

The school district will comply with all other items in the McCormick Taylor letter that are not made irrelevant by the decision not to expand the playing field into the flood plain.

Motion (EA/ER), the Planning Commission recommends that the Board of Supervisors grant Preliminary/Final approval to the plan for Tract 2010-2, WCASD Westtown-Thornbury Elementary School Renovations, with the following conditions and comments:

1. The Commission recommends that the Board waive the requirement for construction of sidewalks as requested by the school district (McCormick Taylor Item # 7). As there are no existing sidewalks along Westbourne Road, the Commission agrees with the District that sidewalks on the school property might create a safety issue.
2. The Township Engineer should confirm that the plan has been revised to reflect all the revisions contained in his October 29th letter except as otherwise agreed upon at this meeting.
3. The Planning Commission understands that the school will be connected to public sewer. The details of this connection will be determined by the Board of Supervisors.
4. The athletic field shown on the original plan will not be expanded into the flood plain so all comments related to this issue are no longer relevant.

Unanimously approved.

Public Comment.

The Commission asked Bob Layman for more information on the costs of the police department. Mr. Layman indicated that the contribution to the police pension fund is the major issue.

Adjournment (BW/RH) 8:57pm.

Elaine L. Adler
Planning Commission Secretary