

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING**  
**Stokes Assembly Hall**  
**1039 Wilmington Pike, Westtown Township**  
**June 17, 2009 - 7:30PM**

**Call to Order**

Chairman Purcell led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

**Present**

Commissioners – Whitig, Adler, Purcell, Lees, Pomerantz, and Rohrbach. Commissioner Walter arrived at 7:50p. Also present were Township Manager Robert Layman, one guest and those mentioned below.

**Adoption of Agenda**

The Agenda was adopted as submitted (MP/JL).

**Approval of Minutes**

The minutes of the Planning Commission meeting of June 3, 2009 were approved as submitted. (MP/BW) Unanimously approved.

**Reports.**

Dick Pomerantz attended the Board of Supervisors meeting of June 1<sup>st</sup>. He reported there was an extended discussion of use of Oakbourne Park by groups such as the running clubs, rugby team, and the fees to be charged for such use.

Bob Layman gave a summary of the Board meeting on June 15<sup>th</sup>. The Board voted to recommend granting the variance requested by Steve Lady. The Supervisors also approved two resolutions, one supporting the bill in the Pennsylvania legislature suspending the “prevailing wage” requirement, and the second supporting the proposed change in advertising requirements for “Public Notice”. The Board also discussed the Oakbourne fees issue. There was also a presentation by the Bluer Committee, a local group working on environmental issues. The Board decided not to participate at this time citing the lack of a well developed business plan.

Dick Pomerantz attended the CCPC Landscapes II session which he said was well attended. CCPC is looking for citizen participation via the interactive website as there will be very limited printed material. There was considerable discussion of locations for future development and the role of PennDOT and local municipalities in determining priorities for road improvements.

**Announcements**

Elaine Adler announced Brandywine Conservancy's June 25<sup>th</sup> session on Community Sustainability.

Mark Purcell announced that due to time constraints, he was submitting his resignation from the Planning Commission effective at the end of August.

**Non-agenda Public Comment.** None at this time.

**Tract 2008-4, Rossiter Sketch plan for 3 lot subdivision, East Pleasant Grove Road.**

Present were Mr. and Mrs. Rossiter and their engineer, Andy Eberwein of E. B. Walsh. PC received email from Township Engineer Rob Pingar dated 6/15/2009. Copies were given to the applicant and his engineer.

Mr. Eberwein stated that it was possible to obtain the required sight distance for a 35 mph road at the driveway location shown on the plan by clearing some trees and brush. In response to Mr. Pingar's comments, he indicated that he did not believe it would require removed of the fence and decorative landscaping in front of the existing house. PC members questioned if this was adequate as the actual speed of vehicles traveling on East Pleasant Grove Road is higher.

Mr. Eberwein responded to Mr. Pingar's concerns relating to storm water management saying that the engineers believed that they could design storm water control on the property with the three lots. Commission members asked additional questions relating to storm water. Mr. Eberwein said that if there was a problem, the plan would be reduced to two lots. PC also suggested considering pervious paving for the common driveway as a means of complying with impervious cover requirements and designing storm water management.

Mr. Eberwein indicated that sewer laterals would be provided for each lot. If the Township requires, a 20 foot sewer easement for the connections to lots 2 and 3 will be shown along the south boundary.

The PC reminded the applicant of the landscaping requirements of the Subdivision Ordinance.

Public Comment. Mr. Layman relayed a comment from Walter Pavelchek, S. New St., who could not stay for the Public Comment period. Mr. Pavelchek does not believe that "lawn" qualifies a riparian buffer.

The PC suggested the Rossiter's and their engineer check further into this issue.

Adjournment (MP/DW) - 8:29pm.

Elaine L. Adler  
Planning Commission Secretary