

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
July 22, 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, Walter, Adler, Purcell, Lees, Pomerantz, and Rohrbach. 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 17, 2009 were approved as submitted. (MP/BW) Unanimously approved. The PC meeting scheduled for July 8th was canceled.

Reports.

Elaine Adler attended the Board of Supervisors meeting of July 1st. She reported that the Board adopted the Zoning Ordinance Amendment relating to Sports Field lighting. There was no public comment.. PC members would like copies of the version that was actually adopted. The Board also adopted the new Alarm Ordinance which is consistent with the ordinances in the other townships served by the Westtown-East Goshen Regional Police. There was also public comment on the location of the driveway proposed for the new Lady residence on Route 926 which was the topic of the Variance request previously reviewed by the Commission.

Mark Purcell reported on the Board meeting on July 20th. There was a presentation and request for funding by the West Chester Library. The Board passed a resolution relating to changes in the collection of the Earned Income Tax.

Announcements

Rob Pingar announced that Wawa is finalizing arrangements for escrow and will soon begin construction.

Non-agenda Public Comment.

Walt Pavelchek, S. New St. Mr. Pavelchek advocated Westtown encourage PennDOT to provide an overpass for Pleasant Grove Road over Route 202 to unite the two sections of the Township. He also reviewed the parallel road concept and expressed doubts about its effectiveness in relieving traffic problems.

Dick Pomerantz, citing the recent *Westtown Gazette* article, expressed concern about the visibility at the intersection of Shady Grove Road and Robin Drive. Mrs. Adler will pass on his comments. Mr. Pomerantz also related that information supplied to Westminster Presbyterian church members indicates that the Presby Home/Makemie Ridge project has been delayed.

Tract 2008-5, Loew Office Bldg.

PC received McCormick Taylor review letter dated July 17, 2009. Present was Engineer Andy Eberwein from E. B. Walsh. Mr. Eberwein indicated that he believed the applicant would be able to comply with all of the McCormick Taylor comments. He asked for the Planning Commission's position on sidewalks along East Pleasant Grove Road and on the landscaping issue relating to existing trees which the developer wishes to remove.

An arborist has confirmed that the existing trees are primarily Ailanthus and Norway maple, both of which are considered invasive and of little value. There are also some Black Locust. The arborist does not recommend that any of these be incorporated into the landscape plan. According to Mr. Eberwein, the proposed landscaping exceeds that required by Ordinance because it includes extra buffering on St. Maximilian boundary. He does not know if the proposed number of trees would equal the requirements for new plants plus replacement of all of the existing scrub trees. Mr. Pingar observed that the proposed landscaping plan included high quality plant material. PC suggests partial replacement of the existing trees as it appears that total replacement would overcrowd the site.

Mr. Eberwein said sidewalks were not on the plan. PC is generally in favor of sidewalks, but it is not clear that there would be any advantage to having a sidewalk which extended all the way to Route 202. There are sidewalks along Skiles Blvd. and Kolbe Lane, and throughout the St. Maximilian site which are used extensively by walkers. It appears that a sidewalk could be added without extensive regrading. PC will consider partial sidewalk or escrow for construction at a later time.

Mr. Eberwein suggested returning to the PC, probably in September, after making changes discussed in McCormick Taylor letter.

Conditional Use Application -St Maximilian Kolbe, Temporary Sports Lighting.

Present was Jim Walsh, Athletic Director at St. Maximilian. The Board has scheduled a Conditional Use Hearing for August 17, 2009. Mr. Walsh explained that the lights would be used only during August, September, October, November, and only for practices, not games. The lights would be positioned as shown on the diagram included with the application and would not, in his opinion, create glare on the local roads or adjacent residential areas. The lights would be used Monday through Friday from mid August 17th to November 25th from 5:00pm to 7:45pm, for CYO practices only, no games.

Motion (MP/RP) With regard to the application of St. Maximilian Kolbe, Temporary Field Lights, the Planning Commission recommends that the Board grant the requested Conditional Use for Temporary Sports Lighting. In 2009 the lights would be used from 5pm to 7:45pm, Monday through Friday during the period August 17th to November 25th with the exception of Labor Day. The lights are to be used for practices only, no actual events. A maximum of three light towers will be used.

Public Comment. None at this time.

Unanimously approved.

East Bradford – Update to Comprehensive Plan

PC will not comment.

Public Comment

Dick Pomerantz suggested that Walt Pavelchek be approached regarding the upcoming Planning Commission vacancy.

Adjournment (MP/BW) - 8:50pm.

Elaine L. Adler
Planning Commission Secretary