

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING**  
**Stokes Assembly Hall**  
**1039 Wilmington Pike, Westtown Township**  
**January 9, 2008 - 7:30PM**

**Present**

Commissioners – Whitig, Walter, Adler, Flynn, Purcell, and Lees. Also present were Township Manager Bob Layman, Supervisors Tom Foster and Charles Barber, Park Advisory member Chris Lisi, John Jaros (Presby Homes), Craig Kalemjian and Dennis Glackin (Crebilly Farm), William Steele, Walter Pavelchek and two other guests.

**Call to Order**

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

**Adoption of Agenda**

The Agenda was adopted as presented.

**Approval of Minutes**

The Minutes of the Planning Commission Meeting of December 5, 2007, were approved as submitted (MP/KF).

**Election of Officers**

The election was postponed to the next Planning Commission meeting on January 23, 2008.

**Reports.**

Mark Purcell reported on the December 17, 2007, Board of Supervisors meeting. He updated the Board on the status of the review of the Presby/Makemie Ridge and Crebilly Farm Cluster Conditional Use applications. He also reported that Eva Foster had proposed the idea of a horse retirement farm on Township property or on the Crebilly Tract.

Jim Lees reported on the January 7<sup>th</sup> Organizational Meeting and regular Board of Supervisors meetings. Appointments were made as listed in the Agenda. During the regular meeting the Board approved the plan for Tract 2007-5, the Bentley lot-line revision. Following the regular meeting the Conditional Use Hearing on Crebilly Farm Cluster was reconvened. This hearing will be continued on February 4<sup>th</sup>.

The Board requested that the Planning Commission send a representative to the next hearing for Presby Homes on January 21<sup>st</sup> to present the Commission's recommendations.

**Announcements.**

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

**Tract 2006-5, Crebilly and Tract 2006-6, Presby Homes.**

PC received a draft of the January 9, 2008 Presby/Crebilly letter with revisions by Township Engineer Rob Pingar. PC also received Glackin Thomas Panzak letter dated January 7, 2008, and memo from Kevin Flynn dated January 9, 2008

Chairman Flynn indicated that the intent was to formalize its recommendations for the Board on these projects. A draft letter to the Board dated January 9<sup>th</sup> and based on the PC discussion at the December 5<sup>th</sup> meeting was distributed to the PC last Friday.

The draft letter was modified so that the term "Crebilly Farm/Robinson" refers to the collective development of entire tract known as Crebilly Farm. The 24 home tract will be referred to as "Crebilly Cluster". PC approved the following changes recommended in the Pingar draft.

1. Add items f, and g to Section 3 the list of traffic improvements.

2. Add items e to Section 6, Presby/Makemie Ridge CCRC.
3. Pingar Section 6, Item f relating to design of the W. Pleasant Grove intersection of the two sections of the connector road was accepted but moved to Section 3 –Traffic Improvement, Item H
4. Add item c to Section 6, Crebilly Farm Cluster.

Kevin Flynn presented a memo dated January 9, 2008 discussing the probable eventual assessment of the Presby/Makemie Ridge project. He is concerned that it will not be as high as assumed in the Presby Impact study and therefore the small positive impact on the Township will turn into a negative.

Mark Purcell suggested including a reference to sustainable design and LEEDS certification. PC added as Section 5, Presby/Makemie Ridge, item J.

Dave Walter noted that the potential positive financial impact of business development on the 202 frontage of the tract was not considered in the Presby study. He also suggested rewording the draft language relating to the purpose of the SUO amendment to suggest the Board not approve the Presby application without the applicant's demonstrating that the project would have a positive effect. The draft letter was amended to include this. PC discussed possible "fee in lieu of" as compensation for tax exemption.

Chairman Flynn noted that issue at the moment is Conditional Use Application, not Land Development. The PC is considering the appropriateness of the proposed use. The use proposed by Presby is not currently permitted by Westtown's Zoning Ordinance. The pending zoning amendment must be adopted before approval can be given for this use. PC members expressed approval of the use, but indicated serious concerns about the financial aspects of the proposed development. The zoning amendment was designed to create the opportunity for uses on this tract which would be financially beneficial to the Township. The nature of the Presby project is such that the financial impact is not significantly positive, even in the applicants study, and has the potential for negative. The use proposed in the Crebilly Cluster Conditional Use application is allowed under the present Zoning Ordinance.

John Jaros indicated he was present to sit and listen. However, he reminded the Commission that while Sean Kelly has testified that there is the possibility that this project could ask for tax exemption, he does not believe that will happen. Further, he told the PC that Presby Homes has testified that it is willing to be a tax paying entity, and will enter into a pilot program, an agreement for fee in lieu. He indicated there will be further testimony on this issue.

Jim Lees commented on the Glackin letter dated January 7, 2008, which is a response to the McCormick Taylor November 30, 2007 letter reviewing the Crebilly Cluster application. He said that the letter basically indicates that the applicant is unwilling to make changes involving public improvements or open space and trails as suggested in the McCormick Taylor letter.

Craig Kalemjian explained that the road and traffic improvements suggested were not warranted by the small size and minimal impact of the proposed 24 home development. He said that the applicant would be willing to discuss a fair share contribution to some of the listed projects.

The Planning Commission expressed its opinion that the cost of the necessary road and traffic improvement should be distributed among all of the projects, current and future, which would occur on the overall Crebilly Farm/Robinson tract and the other parcels in the proposed SUO Overlay. The Commission believes all parties should make a pro rated contribution to identified public improvements.

**Motion (MP/KF)**, the Planning Commission recommends that the Board of Supervisors grant the requested Conditional Use Application for Tract 2006-5, Crebilly Farm Cluster Homes, with conditions as itemized in the attached letter dated January 9, 2008. Items pertaining to all development on the Crebilly Farm/Robinson tract appear in the introductory paragraph and Sections 1 through 5. Items specific to this application are listed in Section 7. The motion was amended to include "The Planning Commission recommends that the Board discuss with all parties contribution of their pro rated share of the costs of the listed traffic improvements."

Public Comment

Kris Lisi of the Park Advisory Group asked the Planning Commission to consider the need for open space and for trails in the western section of the Township. She noted trails on the Crebilly tract could be connected to the trail system in Thornbury Township. The PC has included a recommendation that the Board consider parkland and trails in its draft letter of recommendation.

Walter Pavelchek, asked the Commission to identify any of the conditions which were “go or no go”, that is if failure to comply with any of the proposed conditions would be cause for the PC to withdraw its recommendation for approval. PC explained its position as an advisory body.

Unanimously approved.

Kevin Flynn suggested adding to Section 3, Traffic Improvements, a recommendation that PennDOT be requested to appear and go on record as to its position on the traffic issues. PC agreed and this will be added to the letter of recommendation as Item i.

Attachments to the letter of recommendation will include the following: McCormick Taylor letter November 30, 2007, Rob Pingar email December 5, 2007, Kevin Flynn memo January 9, 2008 (and attachments), Glackin Thomas Panzak letter January 7, 2008, McCormick Taylor memo (Federico) November 15, 2007, McCormick Taylor letter October 16, 2007, Brandywine Conservancy memo (Snook) October 17, 2007, Richard Pomerantz email December 17, 2007, CRC email January 9, 2008.

**Motion (MP/JL)**, the Planning Commission recommends that the Board of Supervisors grant the requested Conditional Use Application for Tract 2006-6, Presby Homes/Makemie Ridge, with conditions as itemized in the attached letter dated January 9, 2008. Items pertaining to all development on the Crebilly Farm/Robinson tract appear in the introductory paragraph and Sections 1 through 5. Items specific to this application are listed in Section 6. The Commission recommends that the Board discuss with all parties contribution of their pro rated share of the costs of the listed public improvements.

Public Comment

Walter Pavelchek, asked if the applications conformed to the approved Act 537 plan for Westtown Township which called for on-site sewage treatment for these areas. Mr. Pavelchek was advised that Westtown is currently in the process of preparing a revision to the Act 537 plan. The Act 537 to which he referred did not consider the uses presently under review.

Unanimously approved.

**Public Comment.** None at this time.

**Adjournment.** 9:45PM (MP/EA)

Elaine L. Adler  
Planning Commission Secretary



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January 9, 2008

Board of Supervisors  
Westtown Township  
Westtown, Pennsylvania

Re: Conditional Use Application Tract 2006-5, Crebilly  
Conditional Use Application Tract 2006-6, Presby Homes.

Dear Supervisors:

The Planning Commission has reviewed the plans and applications for both of these projects, heard the applicants' presentations, and discussed the applications with the Township's various consultants. In addition, the Commission members have attended the Board's hearings. As many of the issues to be considered pertain to both applications, the Commission decided to combine our comments on these applications into one letter.

At the meeting on January 9, 2008, the Commission unanimously approved the following motions:

The Planning Commission recommends that the Board of Supervisors grant the requested Conditional Use Application for Tract 2006-5, Crebilly Farm Cluster Homes, with conditions as itemized in the our letter dated January 9, 2008. Items pertaining to all development on the Crebilly Farm/Robinson tract appear in Sections 1 through 5. Items specific to this application are listed in Section 7. The motion was amended to include "The Planning Commission recommends that the Board discuss with all parties contribution of their pro rated share of the costs of the listed traffic improvements."

The Planning Commission recommends that the Board of Supervisors grant the requested Conditional Use Application for Tract 2006-6, Presby Homes/Makemie Ridge, with conditions as itemized in our letter dated January 9, 2008. Items pertaining to all development on the Crebilly Farm/Robinson tract appear Sections 1 through 5. Items specific to this application are listed in Section 6. The Commission recommends that the Board discuss with all parties contribution of their pro rated share of the costs of the listed public improvements.

1. The Planning Commission was directed to study the undeveloped property along the 202 corridor which had the potential for the greatest income production for the Township and to recommend zoning changes which would achieve this result. The proposed SUO District was designed for this purpose. The plans currently before the Township show approximately 75% of the land to be zoned as developed by non-profit organizations. The Presby impact study does not show any

significant benefit to the Township. Therefore, the Commission urges the Board to approve Conditional Use applications for the SUO District only upon demonstration that this goal will be achieved.

2. The Commission feels strongly that the applicants should address the Township's concerns collectively, not as separate entities.
3. Traffic improvements in particular must be considered looking at the combined effect of all development. The Commission recommends that the Board discuss with all parties contribution of their pro rated share of the following improvements:
  - a. Improvements at 202/926 – additional turning lane(s) to provide some relief until PennDOT proceeds with grade separation and a new traffic signal – are required at the beginning of any construction on the present Crebilly Farm/Robinson tract. All components of the present Crebilly Farm/Robinson tract should contribute to these improvements. Necessary right of way to widen 926 on the north side should be provided. Provision should be made to keep 926 open during major traffic periods while under construction.
  - b. All of the Crebilly Farm/Robinson projects will add traffic to the Stetson/202 intersection and should contribute to that improvement.
  - c. If any parcel of the present R-1 out-parcel area is not included in the overall master plan provision should be made for access to the connector road for that parcel.
  - d. Development on Crebilly Farm/Robinson requires improvements on South New Street including widening, bridge repair/replacement. Each project should be assessed its share of these improvements.
  - e. In discussing necessary traffic improvements, all tracts within the SUO should be required to participate as all will benefit.
  - f. Certain improvements should be constructed as part of the first development, even if the source of funding of the improvement will be a future Crebilly Farm/Robinson development
  - g. The traffic improvements should be constructed concurrent with the project's construction and made operational prior to the occupancy of the first completed unit.
  - h. There are two sections of the connector road that intersect at W. Pleasant Grove Road, the north section through the Orvis Tract to the Stetson Middle School driveway, and the south section through the Crebilly Farm/Robinson tract to Rt. 926. The design of the connection of these two sections remains unresolved, and the entity that is responsible for constructing it has not yet been determined. Crebilly Farm/Robinson should be responsible for the design and construction. A roundabout should be considered at this intersection.
4. Open Space has not been addressed. Westtown should require dedication of public parkland as part of the initial subdivision of the Robinson property.
  - a. Pedestrian/bicycle paths, which could be located along perimeter of entire tract connecting to sidewalks where required or possibly along watercourses, should be provided. Where pedestrian/bicycle paths traverse lands between public roadways, they should be designed to accommodate bicycle traffic.
5. Pump stations where constructed should be sized and constructed to accommodate flows from other neighborhoods as determined by the Township's sewer consultants.
6. Items specific to the Presby/Makemie Ridge include

- a. The right-of-way of the parallel road should be increased to allow for future widening and possibly design as a boulevard.
- b. It appears that the spur road out to 202 (Road B) will be affected by PennDOT's design for the future 202/926 intersection which would prohibit access to 202 at this point.
- c. A sidewalk should be required along one side of the connector road.
- d. West Pleasant Grove Road should be widened.
- e. The existing pavement of West Pleasant Grove Road should be repaired and resurfaced along the tract frontage.
- f. Additional right-of-way along 926 and 202 should be provided for future improvements.
- g. The issue of a traffic light at 926 and connector road should be re-examined. It appears that a light may be required to prevent backup of vehicles turning left onto Route 926.
- h. A deceleration lane along westbound 926 for the connector road should be provided.
- i. The applicant should consider energy efficient design/LEEDS certification

7. Items specific to Crebilly Farm 24 Lot Cluster development include:

- a. Construction of pump station which can accommodate the Serpentine Acres properties should be required.
- b. Improvements on South New Street relating to the entrance should be required. A fair share contribution to other improvements including possible left turn lane at 926, traffic signal upgrade at 926, bridge repair/replacement and widening should be required.
- c. The existing pavement of New Street should be repaired and resurfaced along the tract frontage.
- d. Sidewalks or possibly paths along South New Street should be provided.
- e. Design of interior circulation and parking requires revision.

Attached to this letter are the McCormick Taylor Crebilly Farm 24 Lot Cluster review letter dated November 30, 2007, Rob Pingar's email memo of December 5, 2007, McCormick Taylor Presby review letter of October 16, 2007, McCormick Taylor memo (Federico) November 15, 2007, Kevin Flynn memo January 9, 2008, Glackin Thomas Panzak letter January 7, 2008, Brandywine Conservancy memo (Snook) October 17, 2007, Richard Pomerantz email December 17, 2007, CRC Watershed email January 9, 2008.

Sincerely yours,

WESTTOWN TOWNSHIP PLANNING COMMISSION

Elaine L. Adler, Secretary

