

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
June 18, 2008 - 7:30PM

Present

Commissioners – Whittig, Walter, Adler, Purcell, Flynn, Lees, and Pomerantz. Also present were Township Manager Bob Layman, Township Engineer Rob Pingar, 2 guests and those mentioned below.

Call to Order

Chairman Purcell 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 (DW/JL)

Approval of Minutes

The Minutes of the Planning Commission Meeting of June 4, 2008, were approved as submitted (DW/JL). Unanimously approved.

Reports.

Brent Whittig reported on the June 16th meeting of the Board of Supervisors. He presented the draft Lighting Amendment and read the Commission's letter of recommendation. The Board indicated that it would review the number of lighted events to be permitted, number per week, and the height of the lighting fixtures, etc. Later in the meeting the Board discussed sending the draft A/C District Zoning Amendment to Chester County Planning Commission. Mike Shiring, representing Presby Homes, was present, and discussed Presby's two remaining issues – trails and public open space. The Board also signed the Swiss Farms plan (Tract 2006-3). The plans will be held until the escrow amount is resolved.

Announcements

Chairman Purcell referred to the L.A.B letter to Joseph Reich relating to the Market Place Shopping Center access from the Reich(Swiss Farms) property. It would appear that the access was intended as a second access for the shopping center. Mr. Purcell requested the Township research the issue.

Mr. Pomerantz commented on the distribution of material to the Planning Commission prior to meetings. Mrs. Adler reviewed the procedure for submission of plans and applications and indicated that occasionally material was not available at the expected time and was distributed after the usual Friday afternoon delivery to Planning Commission members. Planning Commission members indicated that in general they preferred to receive the material on Friday so that they had the weekend to review. If the material cannot be distributed on Friday, it should not be on the Agenda for the following Wednesday. If the material relates to the only item on the Agenda for that meeting, the PC would prefer to cancel the meeting. Mr. Snook commented on the scheduling difficulties faced by consultants whose workload may not allow a requested quick turnaround.

Chairman Purcell asked about the parking of vehicles on lawn areas at the Land Rover and Westtown Imported Cars properties. Mrs. Adler said this was a zoning issue and was being monitored by the Township Office.

Non-agenda Public Comment.

Walter Pavelchek, South New Street, urged the Planning Commission to consider the Chester County Landscapes and the Township's Comprehensive Plan discussion of the trails when the PC reviewed trail

and pedestrian circulation issues. He indicated there is growing interest in trails and pedestrian issues. Mr. Pavelchek reviewed some of the Township successes and failures in implementing trail plans and asked the Commission to give this matter serious consideration.

Tract 2006-6, Presby Homes

Present was Engineer Keith Lieberman of CMX. Mr. Lieberman indicated there have been changes to the Conditional Use Plan. He itemized the changes and distributed a memo dated June 5, 2008. The Board of Supervisors asked Presby to present the changes to the PC and would welcome the Commission's comments. Chairman Purcell commented on the PennDOT letter which referred to a possible realignment of the connector road with Bridlewood Blvd. in Thornbury. Thornbury residents have objected to this alignment. Mr. Lieberman indicated that PennDOT was not requiring the alignment with Bridlewood and explained the complications of such realignment. He indicated that a traffic signal on 926 at the connector road would probably not be warranted by PennDOT standards until the commercial section was developed.

Also discussed were improvements at the 926/202 intersection, revision to the connector road including addition of a sidewalk, changes in building location of the independent living apartments and the carriage houses and cottages and revisions to the proposed storm water management. Of primary concern to the Commission were the issues of building height, building separation, and building length. Mr. Lieberman indicated that the applicant would ask for the Board's agreement to a building height of 83.5 feet and explained that this applied only to the central sections of the apartment buildings. He also said the applicant would be requesting Board approval of a lesser building separation than originally anticipated. The total building length is also in excess of proposed ordinance specification although mitigated by the elevated "breezeway" connections. PC and Mr. Lieberman discussed these changes in detail.

The Commission is concerned that the Conditional Use approval is so structured that it allows some flexibility during the Land Development process, but places limits on the degree of deviation from the Zoning Amendment specifications.

Following this discussion, the PC decided it was not ready to make comments to the Board on these changes without further clarification and requested a more detailed presentation from the applicant at the July 9th Commission meeting. The Commission would expect to make its comments to the Board following this presentation.

Public Comment.

None at this time.

Adjournment. 9:40PM (MP/JL)

Elaine L. Adler
Planning Commission Secretary