

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
November 19, 2008 - 7:30PM

Present

Commissioners – Whittig, Walter, Adler, Purcell, Lees, Flynn, and Pomerantz. Also present were Township Manager Bob Layman, Township Engineer Rob Pingar, 1 guest, 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 (MP/KF)

Approval of Minutes

The Minutes of the Planning Commission Meeting of November 5, 2008, were approved as submitted (KF/JL). Unanimously approved.

Reports.

Elaine Adler reported on the Board of Supervisors meeting of November 17th. The Board approved the plan for Tract 2008-1, Rustin Pump Station in accordance with the Planning Commission's recommendation. As all the plan notes and revisions were not complete, the actual plan was not signed. The WCASD has not yet secured SEPTA's agreement to the additional easement revisions. The Board also signed the revised contract for the cell tower on the garage property. Another user is being added. The 2009 Budget was presented. During the Public Comment section Gary Bevilacqua asked the Board for a status report on the amendments to the Lighting Ordinance. He urged the Supervisors to proceed with adoption. Chairman Purcell offered the Planning Commission's assistance to the Board if there are any questions relating to this amendment.

Dick Pomerantz reported on the Smart Growth Alliance meeting which he attended. He noted that the speakers agreed that seeking LEEDS certification and other initiatives were costly. The presenters also emphasized that there was no money available which has halted most projects.

Announcements

Elaine Adler announced that the Township Holiday Reception will be held at Oakbourne Mansion, on Wednesday, December 10th. Invitations have been mailed to the Commission.

Ms. Adler also announced that the Variance Application for the property at 1120 S. Chester Road has been withdrawn by Steven Zippi.

Non-agenda Public Comment.

Vince Scriboni, 134 Hidden Pond Way. Mr. Scriboni said that Hidden Pond is currently a cul-de-sac for the Arborview development. He is aware that there is road planned for access to the 202 frontage owned by Mr. Galbally that would extend from the Stetson jughandle to West Pleasant Grove Road, but the Hidden Pond residents believed that their cul-de-sac would remain although they understood that there would be an emergency only access to this new road. The residents are concerned since they have recently heard that there will be a permanent connection from Hidden Pond to this parallel road. They do not approve the permanent connection as they feel it will be used as a cut through. The increased traffic would lower the value of their homes and pose a safety hazard for the many young children in the

neighborhood. Mr. Sciboni said the residents were aware that they needed to discuss this with the developer, Mr. Galbally, but they wanted to go on record as protesting this connection.

The PC advised that Hidden Pond was never intended to be a permanent cul-de-sac. The connector road has long been on the Township's Comprehensive Plan. During the review of the Arborview plan there was considerable discussion of this road. It was decided at that time that the road should be permanently connected to provide access to the Stetson traffic signal for the new residents. It was also considered that the convoluted nature of Hidden Pond would prevent its being used extensively as a cut through.

Mr. Sciboni asked how the plan could be changed. Chairman Purcell advised him that the original applicant would have to present a revised plan which would go through the review process.

Walter Pavelchek, 1050 S. New St. Mr. Pavelchek suggested the PC might wish to recommend that Westtown might provide input to the DVRPC. He referred to the material distributed at the recent meeting and advised that this information is available on line, suggesting that PC members would find it of interest.

Michelle Barbacane, Hidden Pond Way. Mrs. Barbacane indicated that the residents were aware of the plans for the parallel road, but recently they received information that this road would directly access Route 202. She expressed concerns for the safety of children should the road be opened up to general traffic. Mrs. Barbacane understands the advantages of the parallel road providing access to the Stetson light and to Route 926. Chairman Purcell explained the parallel road design and again indicated that Hidden Pond was intended to open on the parallel road. Any change would be a change to the approved plan for this project.

Greta Sciboni, 134 Hidden Pond Way. Mrs. Sciboni said she understands and approves the concept of the parallel road, but opposes opening the cul-de-sac on Hidden Pond onto the new road.

Mrs. Sciboni also asked about possible screening and landscaping at the pump station on West Pleasant Grove Road. Chairman Purcell said that the PC minutes will reflect that this issue was raised and the Commission will suggest to the Board that it be considered. He also asked Township Manager Layman to look into the situation.

Mr. Pomerantz recommended that the residents get together and agree on their position before proceeding. Ms. Adler explained the process for submitting a revised plan.

Tract 2008-4, Loew Associates-Land Development and Conditional Use Application

Present was Tim Townes representing Loew Associates. He indicated that there appears to be one issue relating to right-of-way in the northwest corner of the property in the section of land separately acquired from St. Maximilian Kolbe.

Mr. Townes noted that there was adequate parking shown for the 30,000 square foot building shown on this plan. Some parking will be located beneath the building. Should the building be changed to a medical office building, it will be smaller as the parking requirement for medical office is higher. Storm water management is beneath the parking lot.

Mr. Flynn asked about consequences of PennDOT's closure of 202 median. Mr. Townes said they were aware of the possibility. Mr. Pomerantz asked how the building would be different if changed to medical offices. Mr. Townes indicated that detail was not yet decided.

Mr. Pingar commented that the setbacks on this plan were measured from the existing, not the ultimate right-of-way. Mr. Townes agreed, but argued that this was proper except possibly in the northwest corner where the additional right-of-way may have been dedicated. The applicant is reviewing this issue. Chairman Purcell noted that this is a Conditional Use application and therefore the Township may impose other conditions in its approval decision. The issue will be further discussed when the engineering review is presented at the PC's December 3rd meeting.

Tract 2008-2, Oakbourne Gatehouse Subdivision.

PC received Chester County Planning Commission's review letter. The Gatehouse has its own septic system but its exact location is uncertain. PC believes that the Township should provide an easement on the remaining Oakbourne Park property for a connection to the public sewer system or a replacement on-site system. There is a plan note concerning the easement for the tower utilities and for use of the existing drive as an emergency access for Oakbourne Park. PC believes the access easement should be shown graphically on the plan as well.

Motion, (MP/KF) - The Planning Commission recommends approval of the plan for Tract 2008-2, Oakbourne Gatehouse, with the following conditions:

1. The Township Zoning Map should be revised to designate Lot 2 (the Gatehouse) as R-1 Residential.
2. The easement for the emergency drive requires a legal description and should be shown graphically on the plan.
3. The Township, prior to selling this property, should consider providing an easement on the remaining Oakbourne Park property for a connection to the public sewer system or a replacement on-site system.

Public Comment. None at this time.

Unanimously approved.

Public Comment. None at this time.

Adjournment. 9:00PM (MP/EA)

Elaine L. Adler
Planning Commission Secretary