

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Westtown Township Administration Building
1039 Wilmington Pike, Westtown Township
February 7, 2007 - 7:30PM

Present: Commissioners Walter, Adler, Purcell, Lees, and Pomerantz. Also present were two guests, and those mentioned below.

Call to Order. Vice Chair 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.

Introduction of New Member. David Walter was appointed by the Board on February 5th to fill the vacancy on the Planning Commission created by Dane Criddle's resignation. Mr. Purcell introduced Mr. Walter to the Commission and the audience.

Announcements. Elaine Adler announced that the PC meetings of February 21st, March 7th, and March 21st, will be held in the basement of the Township Administration Building.

Reports.

Mark Purcell updated the Commission on communication with Patricia Thornton and the Township Solicitor relating to the proposed new Wawa on West Chester Pike. The Solicitor advises that the proposed use can be considered "retail sales", a use by right in the C-1 District.

Elaine Adler reported on the February 5th Board of Supervisors Meeting. It was mentioned that Aqua of PA is proposing public water for the section of Jacqueline Drive between 202 and Supplee Way. The Board appointed David Walter to the Planning Commission, Robert Gliem as Fire Marshal, Michael Murray and Leonard Tehrani to PAG, and Jason Lisi to the Oakbourne Mansion Commission. The Board approved Tract 2004-3, Sharon Bank, with conditions as listed in the URS and McCormick Taylor letters. The Board also adopted Resolution 2007-3, membership in the Chester Creek Partnership and approved several URS contracts relating to the ongoing sewer projects while tabling others for more study.

Non Agenda Public Comment. None at this time.

Zoning Ordinance Amendment. Present were Craig Kalemjian, Dennis Glackin, and Keith Lieberman. The Commission agreed that either "Business Center" or "Business Enterprise District" would be appropriate names for the new overlay discussed at the 1/24 meeting.

CCRC section of the draft (page 12). PC confirmed that the definition of CCRC included independent living units, assisted living, and nursing facilities on site. PC questioned if the term should be "skilled nursing" even though "nursing facility" is defined in the Ordinance. PC asks that John Snook verify and use the term consistently.

Observing that the concept plan presented had enabled the Commission to judge the impact of density more realistically, Mr. Purcell suggested that the PC found the density specifications acceptable which would permit a CCRC of the size in the current concept plan. The density calculation language in the present draft is confusing.

PC finds the impervious coverage limitations acceptable but wants confirmation that it allows for some flexibility in design unless this can be accommodated in the Conditional Use process.

PC accepts height limitations.

PC accepts setbacks section except as it pertains to “access roads”. PC will ask for definition of “access road” and clarification of what standards apply to the “streets”. The PC did not decide between wider streets or access roads which permit parking or more narrow streets and off-street parking. It was clear that the PC wants adequate setbacks in the cottage areas to permit the driveways to be used for parking without intruding into either streets or sidewalk areas.

PC considers the required parking regulations acceptable.

Mr. Glackin will forward comments on the 1/24/07 draft which were sent to John Snook.

Corporate Park. A brief review of the 1/24 discussion of restaurants confirmed that drive-through restaurants would not be permitted, that the number/size of restaurants would be limited to a percentage of the center’s square footage. Gas stations will not be permitted. Ancillary commercial uses are no longer considered primarily as a convenience for other center tenants but may be limited to a percentage of the entire center. Such uses may be free-standing. The signage issue needs further development.

PC will ask John Snook to prepare a new draft for the 2/21 meeting which will address the issues listed above. The Planning Commission expects to complete its review of the amendment and make its recommendation to the Board at the March 7th meeting.

Public Comment. None at this time.

Adjournment. 9:10PM (JL/MP)

Elaine L. Adler
Planning Commission Secretary