

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Dunning Meeting Room- Oakbourne Park
1014 South Concord Road, Westtown Township
April 4, 2007 - 7:30PM

Present: Commissioners House, Walters, Adler, Flynn, Purcell, and Lees. Also present were Township Supervisor Thomas Foster, Township Manager Robert Layman, Township Solicitor Robert F. Adams, Township Engineer Rob Pingar, Consultant John Snook, two guests, and those mentioned below.

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 March 21, 2007, were approved as submitted (MP/JL).

Announcements. Elaine Adler announced a PA DCED seminar on Safeguarding Flood Plain Resources in Delaware County on May 17th. Notices have been sent to individual PC members.

Reports.

Kevin Flynn reported on the April 2nd Board Meeting. The Board declined to rent Oakbourne Park to a film company basing its decision on the possibility of damage to township property and the type of film. Mr. Flynn reported that the Board adopted three new Ordinances related to Building Codes and accepted the Preliminary Land Development Plan for Tract 2007-1, Wawa which was forwarded to the Planning Commission for review. Mrs. Adler advised that the first review of this plan is scheduled for May 9th.

Jeff House reported on the joint meeting of the West Chester Regional Planning Commission (WCRPS) and the Council of Government (COG) which he attended with Bob Layman and Tom Foster. The discussion related to the intersection of 202 and 926 and the on going attempts to raise support for improvement of this intersection. Individual municipalities will be asked to adopt a resolution being prepared by Chester County which proposed a plan for the intersection. Tom Foster indicated the Board had not yet come to a decision on supporting the resolution. Mr. House indicated there was a possibility that funds earmarked for study and engineering of this project may be diverted if there is no action.

Non Agenda Public Comment. None at this time.

Tract 2006-3 Swiss Farms, Land Development Plan and Westtown Mews/Reich Lot Line Revision(Subdivision) Plan.

Present for Swiss Farms were Ed Constantini and Engineer Dave Redash. PC received McCormick Taylor review letter dated March 29, 2007 and CCPC review letter dated March 29, 2007.

Mr. Redash said that the present land development plan is a revision of the last sketch plan and reflects a change in the access to the site. The proposed West Chester Pike access is now much closer to the Manley Road intersection. Mr. Redash said that he was directed to make this change by the client after a consultation with PennDOT. He further stated that this change allowed for a direct left turn into the Swiss Farms site from westbound West Chester Pike which his client prefers. The Township had previously requested specifically that this access point be deleted.

Mr. Redash said he had discussed the McCormick Taylor review letter with Mr. Pingar and that Swiss Farms would agree to address comments other than the references to variances (Comments 10, 12, 13, 15, 16, and 34), sidewalks (Comments 32) and the West Chester Pike access (Comments 18 and 26). He indicated that Swiss Farms would request a waiver of the requirement for sidewalks. Concerning the variance items, he reiterated the opinion that most of them were existing non-conformities therefore variances were not required.

The proposed new Manley Road access to the site requires either approval of the Subdivision/Lot Line Revision, and a re-zoning of the piece of land to be transferred from R-2 to C-1, or approval of the Land Development Plan with this access on an easement on the Westtown Mews property. Mr. Constantini explained that the Mews had agreed to the easement and was progressing toward the approvals required to complete the actual subdivision and sale of the .3 acre of land. Mr. Redash said that Swiss Farms was looking for a recommendation from the Planning Commission for the Conditional Approval of the Land Development Plan and recommendation of the Approval for the Lot Line/Subdivision Plan.

Mr. Purcell argued that the Lot Line Revision Plan must be approved first in order to make it possible to review and approve the Land Development. Mr. Adams advised it would be less complicated to proceed first with the Lot Line Revision. The plan could be approved without the zoning change required to allow Swiss Farms to use this land for access to a Commercial property. Mr. Pingar advised that the Westtown Mews lot is already non-conforming and the proposed subdivision will make it more non-conforming as to impervious coverage. He also commented that the existing and future conditions numbers shown on the plan may not be completely accurate. Mr. Redash said he was aware of this and planned to revise these numbers. He also argued that the change in impervious cover resulting from the subdivision would be de minimis.

Mr. Flynn said it appeared that the PC was not in agreement with Swiss Farms' contention that the West Chester Pike should be located as shown on this plan. A meeting will be arranged with PennDOT, the Township Traffic Engineer and the applicant to discuss further. Mr. Pingar said that PennDOT has had input from Swiss Farms but not from the Township. Mr. Constantini expressed concern that PennDOT and the Township might not agree.

Motion (MP/JL), the Planning Commission recommends that the Board of Supervisors approve the Subdivision Plan dated February 27, 2007, for Tract 2006-3, Westtown Mews, contingent upon submission of a revised plan showing the corrected calculations of the existing non-conforming impervious coverage and the non-conforming impervious coverage resulting from this subdivision. This revised plan should be reviewed by the Township Engineer prior to approval by the Board.

Public Comment. None at this time.

Unanimously approved.

Tract 2007-2, Conditional Use Application-Fair Share Properties. Present were Tom Galbally, Lauren Galbally, and Engineer Angelo Capuzzi. PC received McCormick Taylor review letter dated April 2, 2007. Mr. Capuzzi reviewed the changes made since the Commission saw a sketch plan for this project. The plan shows a 4,000 square foot bank and a two story 16,800 square foot medical office building. There are three access points to the future parallel road.

Chairman Flynn questioned the layout of the parallel road which does not line up with the proposed continuation across the Crebilly tract. Mr. Pingar's review letter suggests re-examination of the road alignment during the Conditional Use process. Mr. Capuzzi reviewed the reasoning that produced the current road design explaining that the slopes of the Arborview Tract were a major factor. Mr. Adams said that the Township had approved the Arborview plan and the road configuration understanding that the two sections of road would not be aligned. Various possible configurations and traffic patterns were discussed. PennDOT's plans for 202 will impact this design, but PennDOT has not finalized these plans and does not have a firm time frame for the

work. As Presby Homes has presented a concept plan for the Crebilly tract, Mr. Flynn argued that this was the right time for all parties concerned – Crebilly, Presby, Westminster, Fair Share, PennDOT, and Westtown Township - to join in a unified study of the road situation.

Mr. Adams indicated that the Conditional Use opinion could permit the final design of the linkage with the Crebilly tract to be deferred because the Fair Share site could be developed without this section of the road. He agreed, however, that it would be advantageous to settle this as early as possible.

Relating to the Fair Share plan itself, the PC questioned having three driveway access points. The applicant agreed to remove the northern driveway and to make the southern driveway a “right in/right out” only. There was some discussion of the exact waivers and variances that would be required. Mr. Adams confirmed that Westtown had agreed to consider such during the original discussions of the parallel road. The PC would like to see the requested waivers and variances clearly listed. The Commission does not oppose the request to put some of the parking in reserve, but suggests the applicant determine the exact number to be placed in reserve.

The Commission is ready to recommend that the Board approve this Conditional Use, but would prefer to see a revised plan with the changes discussed. The applicant will prepare a revised plan for the next PC meeting.

As the Fair Share, Presby Homes, Crebilly and Westminster Church proposals all impact the parallel road and West Pleasant Grove Road design, the Commission believes there should be an effort to clarify issues and alternatives. The PC will recommend to the Board that the Township Engineer be directed to coordinate a discussion of road alignment and traffic issues relating to West Pleasant Grove and the parallel road by representative of all involved.

Zoning Ordinance Amendment. Present for Crebilly/Presby/Westminster were John Jaros, Sean Kelly, Keith Lieberman, Craig Kalemjian and Dennis Glackin.

John Snook briefly reviewed the amendment revisions in his memo dated March 30, 2007. Revisions requested by the Commission at the March 21st meeting are included in the new draft. A number of incorrect references were identified and will be corrected.

In the section on parking requirements (1705), language will be added to assure that parking shall be located in close proximity to the facility being served. The section on reserve parking was also revised.

In the section on signs (1804), the language pertaining to off-site signs was removed. Proposed signage will be required in the Conditional Use application material and will be a matter for review and approval by the Board.

The following technical corrections listed in Elaine Adler’s memo of January 17, 2007, and previously approved by the Commission, will be added to the draft: 170-502.D, 170-701.B, 170-900B.1, 170-1602, 170-1603, and 170-1708.C. The remainder of the “fix it” items will be further discussed by the Commission and separately recommended to the Board.

Amendment sections discussed and agreed upon by the Planning Commission prior to the inclusion of the CCRC material will be incorporated as well.

Kevin Flynn proposed including some “Green Building” standards in the amendment. It appears that most of these requirements are actually building code issues, but it was decided to add a reference to sustainable design and the LEED (Leadership in Energy and Environmental Design) standards developed by the US Green Building Council to an appropriate section of the amendment.

John Snook was asked to put together a draft in proper form for adoption with the above revisions and additions. This draft should be reviewed for accuracy of references and consistency with other sections of the Zoning Ordinance.

Motion (EA/MP), the Planning Commission recommends that the Board of Supervisors adopt the Zoning Amendments included in the Brandywine Conservancy memo of March 30, 2007 with the revisions discussed above, a reference to sustainable design, and necessary administrative or technical corrections, and with the addition of the amendment provisions previously reviewed and approved by the Commission. The Commission has requested John Snook consolidate these amendments into a final draft in the proper format for adoption.

Public Comment. None at this time

Unanimously approved.

Public Comment. None at this time.

Adjournment. 10:35PM (MP/JH)

Elaine L. Adler
Planning Commission Secretary