

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
June 20, 2007 - 7:30PM

Present: Commissioners Walters, House, Adler, Flynn, Purcell, Lees, and Pomerantz. Also present were Township Engineer Rob Pingar, Lighting Consultant Stan Stubbe, and two 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 May 23, 2007, were approved as submitted (KF/DW- Purcell abstained).

Announcements. The list of Board meeting assignments for the remainder of the year has been distributed. Elaine Adler asked PC members to report any changes.

Reports.

Jim Lees reported on the June 4th Board Meeting. The Board heard a presentation from the West Chester Senior Center Director and voted to contribute \$5,000 to the Center. An attorney representing Presby Homes was present to request a meeting with the Board. The Board advised that it needed more information on the remaining Crebilly Tract before proceeding. The Board also conducted the Conditional Use Hearing on the Fair Share Properties tract, but did not render a decision.

Jeff House reported on the May 23rd meeting. The Board heard the presentation of the Fair Share Properties Conditional Use application although it was not an official Public Hearing. That was scheduled for July 2nd. There was also comment from residents on the issues of lighting and delivery tankers on the proposed Wawa site. The Board suggested the PC review these issues thoroughly.

Kevin Flynn reported on the June 19th Sewer Project meeting noting that there was considerable opposition expressed to the project based primarily on the cost. Mr. Pomerantz noted that a group was organizing a petition in opposition.

Non Agenda Public Comment. None at this time.

Zoning Ordinance – Revision to Lighting Section. PC received Mr. Stubbe's revised draft dated May 30, 2007. Mr. Stubbe described the changes as follows:

1. The mounting height applies to the light fixtures, not to the mounting structure.
2. Permits a lighting level necessary for play, not necessarily for television.
3. Require a permit for portable (temporary) field lights.
4. Only one field per school may be illuminated.

Mr. House asked for clarification of "active" recreation (defined in the Zoning Ordinance) and an explanation of the "slope" issue. Light fixtures are to be permitted no more than 70 feet above the playing field. Non-conforming lighting must be made conforming if changed according to the ordinance. Lighting would be permitted for a specific number of occasions during the school year. After discussion of establishing different criteria for Friday and Saturday nights PC concluded that lighting was to be turned off at 10PM. PC decided to recommend language permitting lighting twice a week during the school year, but giving the Board the power to permit lighting for a limited number of additional special occasions or to extend the time limit on a specific occasion.

Mr. Stubbe will make the additional revisions. PC will discuss at the July 18th meeting.

Tract 2007-1, Wawa. PC received revised plan dated 6/6/2007, McCormick Taylor review letter dated June 15, 2007, Yerkes Engineers letter dated June 8, 2007, and East Goshen letter dated June 5, 2007. Present for the applicant were Attorney Joseph Brion, Engineer Rob Irons from Bohler Engineering, Sue Bratton and Greg Harvey from Wawa, and John Pyne from Traffic Planning & Design.

Mr. Irons explained the plan revisions including the addition of requested curbing. There was an extended discussion of the need for stormwater management along Manley Road. This will be further discussed by Wawa's engineer and the Township Engineer. PC questioned whether designated spaces for oversize vehicles should be provided. Wawa believes the oversized vehicles will take two spaces, and prefers not to encourage the oversized vehicles by designating specific spaces. As there are more parking spaces than required by Ordinance on the plan the PC did not pursue designating oversize spaces.

Mr. Irons described the circulation pattern for tanker trucks and for regular delivery trucks. Neither will block traffic circulation within the site. Mr. Pomerantz asked about delivery times and restrictions and noise issues. Ms. Bratton explained that deliveries were "on demand", not on a particular schedule. She indicated that Wawa intended to be a good neighbor to the adjacent residences, but could not schedule deliveries to avoid certain hours as suggested. The site is designed so that trucks do not back up thereby avoiding the backup alarm noises. Truck engines are to be turned off during delivery. She described the mechanism for registering complaints with Wawa should residents have a problem with some aspect of the store's operation.

Wawa has agreed to remove one proposed sign on the Manley Road side of the building, but insists that the proposed ground sign is necessary. East Goshen suggests no signs on Manley Road. Mr. Brion indicated Wawa would be seeking a variance for the proposed signage.

Mr. Irons indicated that Wawa expected to comply with Westtown's lighting requirements.

Mr. Brion said that the landscaping materials had been "beefed" up, but that the narrow configuration of the lot precluded building berms on the Manley Road frontage.

As there are several other issues relating to traffic and road improvements to be resolved, the PC will continue this review at the July 11th meeting. Mark Gross, Road Master, will be asked to attend.

Tract 2006-3, Westtown Mews/Reich. PC voted unanimously to recommend to the Board that they rezone the small parcel conveyed from the Mews to Reich from R-2 to C-1. This is the piece acquired so that the Swiss Farms exit drive on Manley Road can be located further from the West Chester Pike/Manley Road intersection. PC will send letter to the Board.

Tract 2006-3, Swiss Farms. Present were Engineer David Redash, and Swiss Farms President E. Constantini. PC received revised plan dated June 6, 2007, McCormick Taylor review letter dated June 19, 2007.

PC reviewed McCormick Taylor letter as follows:

Zoning

Comment 1 has been resolved by the proposed rezoning. Comments 2, 3 & 6 are to be referred to the Township Solicitor. Comment 4 will be referred to the Fire Marshal. The applicant will comply with Westtown's Lighting Consultant's review. Relative to comments 7 and 8, Mr. Redash asserts that handicap ramps are not relevant as there is no internal pedestrian traffic. If PC concurs, this should be included in recommendation to the Board. The PC should also comment on parking standards to be applied.

Subdivision and Land Development

PC and Township Engineer have concerns relating to landscaping issues. There is no room to place landscaping 10' from property line. Swiss Farms will have a landscape maintenance program and will trim existing large pines along exit drive. Mr. Redash contends driveways match existing grade therefore profiles are not significant. PC agrees to the 440 foot sight line which complies with PennDOT standards.

This plan was accepted as a Preliminary/Final Land Development but a waiver note will be added to the plan. The Engineers will inspect curbing to determine what needs to be replaced.

If the applicant's traffic consultant decides this project will generate more than 250 trips per day, a traffic study will be provided. As both this project and the Wawa project affect traffic and signalization on West Chester Pike, PC recommended coordinated discussion of necessary revisions and improvements. Ms. Bratton and Mr. Harvey from Wawa remained to participate in the discussion. Swiss Farms makes no commitment until the extent and cost of any revisions is determined. This issue will be discussed further at the next PC meeting.

As the emergency access to the adjacent shopping center is to be retained per the Fire Marshal's review, PC is concerned about safety and unauthorized use and has suggested a movable barrier. Applicant proposes new signage and markings instead.

The Lighting Consultants review will be discussed at the next PC meeting along with the remaining unresolved issues.

Planning Commission July Meetings

PC will meet on July 11th

Public Comment. None at this time.

Adjournment. 10:35PM (KF/EA)

Elaine L. Adler
Planning Commission Secretary