

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
August 8, 2007 - 7:30PM

Present: Commissioners Walter, Adler, Flynn, Purcell, and Lees. Also present were Township Engineer Rob Pingar, Traffic Engineer Al Federico, 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 (EA/JL).

Approval of Minutes. The Minutes of the Planning Commission Meeting of July 18, 2007, were approved as submitted (MP/DW).

Announcements. Elaine Adler announced that the Leary Zoning Hearing (Special Exception, Accessory Dwelling and Variance) had been rescheduled, again, for Tuesday, September 11, 2007. She also reported that the Township newsletter was delayed in order to include more material on the sewer project. It was mailed on August 7th.

Reports.

Elaine Adler on the August 6th Board Meeting. Under Public Comment Bill Roth again made a lengthy statement objecting to the characterization of the Westtown Farms neighborhood included in the Act 537 Plan. John Jaros, representing Presby Homes, asked the Board to supply a time frame for consideration of the pending Zoning Amendment and applications relating to Crebilly Farm. The Board indicated it would have something by the next meeting. The Board approved the Fair Share Properties Conditional Use application for a bank and professional office building on the R-3 tract at Route 202 and West Pleasant Grove Road. The Supervisors also approved the URS proposal for a proposed On-Lot Management Program for Westtown Township. The Building Department has proposed a Sidewalk Ordinance to include regulations to be included in the Resale Use and Occupancy Certificate inspection. Kristin Lisi was appointed to the Park Advisory Group.

Non Agenda Public Comment. None at this time.

Tract 2007-1, Wawa. Present were Attorney Joseph Brion, Sue Bratton from Wawa, Ronald Klos from Bohler Engineering, and Matt Hammond from Traffic Planning and Design. Also present was George Martynick from the East Goshen Planning Commission.

Mr. Brion said Bohler has taken Al Federico's sketch and prepared the sketch plan Wawa was presenting this evening. He identified three revisions 1. the Manley Road overlay, 2. design of the western access on Manley Road, and 3. relocation of gasoline storage to the West Chester Pike side of the site. This relocation addresses East Goshen's concern relating to noise of gas deliveries. Wawa has also added denser landscaping along the Manley Road frontage in the area of other deliveries to the building to mitigate the impact of noise from this activity.

Mr. Brion said there was one caveat - the cost of the Manley Road overlay. Wawa believes that the apartments across the road in East Goshen should bear some responsibility for Manley Road. He also indicated that another unknown was the extent of PennDOT's requirements for improvements at Manley and Route 3 and along the Route 3 corridor. Mr. Hammond said that PennDOT has seen a preliminary plan, but a formal meeting has not been scheduled.

Relating to lighting, Mr. Brion said this site would have the “A frame” canopy over the pumps which is designed to direct lighting down. PC members can see one of these in place at the Wawa on Route 1 in East Marlboro.

Mr. Hammond reviewed the details of the plan revisions. On Manley Road, the proposed “third lane” extends from the left turn lane at 352/Manley all the way to the western Wawa access drive. All widening is proposed on the Wawa side of Manley Road. The Federico sketch had proposed a right-out only at the eastern access point and full access at the western access. The revised Wawa sketch makes both drives full access. Mr. Klos said that curbing was proposed for the area between the two drives, but not east or west of the drives. He further indicated that the storm water management plan was not complete in these areas.

There was a lengthy discussion of queues at the Manley Road/Route 352 light, conflicts with left turns into site, alignment with the East Goshen apartment drive, safety issues relating to left turns, and the radius of the turns at the eastern Manley Road access. Wawa engineers argue that the two full access Manley Road drives are necessary for internal circulation. Mr. Flynn and Mr. Purcell stated that safety issues relating to the perimeter roads took precedence over internal circulation concerns.

Mr. Brion commented that apparently the potential traffic conflict issues under discussion would occur only during one peak traffic hour each day. He suggested that perhaps the potential conflicts could be managed with appropriate signage and noted that the Commission had expressed great concern with internal circulation during the early stages of the Wawa review which had been a major factor in developing the current design. He went on to suggest that the Township and Wawa agree to re-examine the issue after the store has been open for a specific period of time. Wawa would post an escrow so that changes could be made if necessary according to an agreed upon revised design.

Mr. Brion stated that Wawa estimated that the Manley Road improvements requested by Westtown would cost \$180,000. Wawa is willing to put up \$100,000. Mr. Brion will contact East Goshen to see if any funds are available. He contends that others including the East Goshen apartments and Swiss Farms are generating traffic on Manley Road.

Mr. Flynn summed the discussion by saying that the Commission members appeared to be satisfied with the proposed drainage plan, sidewalk layout, and landscaping. He noted the signage on the plan will be revised to comply with Westtown’s Ordinance and that there is agreement on a program to deal with the road improvement design issues although the costs remain an issue. The applicants engineer and the Township Engineer will discuss an alternate plan to be implemented if there are issues with the Manley Road entrances as designed. Mr. Brion observed that the canopy over the pumps has been modified which addresses the lighting concerns. He also noted the additional landscaping on the Manley Road side and moving the fuel delivery area to the West Chester Pike side addresses East Goshen’s comments on noise.

Mr. Brion asked for a conditional recommendation of approval. Following a discussion of the multiple conditions involved and the fact that the plan before the Township does not yet incorporate the changes and revisions agreed upon this evening, it was decided that Wawa would prepare a revised plan to be reviewed by the Township Engineer in time for the Planning Commission meeting on September 5, 2007. The Commission agreed to document its intention to recommend approval of the plan based on the following:

1. Signage in compliance with the Zoning Ordinance. (Manley Road sign remains.)
2. Revision of the plan to incorporate the Manley Road overlay as discussed this evening.
3. Submission of an alternative plan for the Manley Road access to be implemented under specified circumstances and provision for appropriate escrow for this purpose.
4. Submission of maintenance agreements approved by the Township Solicitor (Mr. Brion will contact Robert Adams).

Mr. Brion acknowledged that Wawa will take the responsibility for securing the funding to the Manley Road overlay.

Zoning Hearing Board Application – 1005 Wilmington Pike. The equitable owner of this lot has applied for a variance from the required 100 setback from Route 202 to build a single family dwelling on this lot. The Township's sewer line is not located within the easement provided which prevents construction of a house within the building envelope.

Motion (KF/JL), the Planning Commission will not oppose the granting of the requested variance.

Public Comment. None at this time.

Unanimously approved.

Public Comment. None at this time.

Adjournment. 9:35PM (MP/EA)

Elaine L. Adler
Planning Commission Secretary