

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
May 3, 2006 - 7:30PM

Present: Commissioners Criddle, House, Adler, Flynn, Lees, and Pomerantz. Commissioner Purcell was not present. Also present were Township Manager Bob Layman, Township Engineer Robert Pingar, Walter Pavelchek, and those mentioned below.

Call to Order and Pledge of Allegiance. 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 (RP/DC) with the deletion of the Tract 2006-2, Commerce Bank Conditional Use review, as the applicant requested a postponement, and the addition of Electronic Plan Submission under New Business.

Approval of Minutes. The minutes of the meeting of April 5, 2006, were unanimously approved (KF/DC) with the correction of the verb tense in the last paragraph, first sentence on page 2.

Announcements. Elaine Adler announced the PSATS "Official Map" seminar to be held in Lancaster on June 1st.

Reports. Jeff House reported on the April 17th Board Meeting. He reported to the Board information from the WCRPC meeting that the funds for the improvement of Route 202 Section 100 have been re-assigned to projects in Montgomery and Bucks Counties. There is some money to complete preliminary studies. He indicated that the DVRPC draft report would be released shortly. Westtown might choose to make comment during the public comment period depending on the DVRPC 's priorities in the draft report.

Elaine Adler reported on the May 1st Board Meeting. The longest discussion of the night concerned the possibility of a joint grant application with Thornbury Township (ChesCo) for money to conduct a trail study. The Board wants more information on the cost, the scope of the project, and the expected use of the information.

Jeff House also reported on the April WCRPC meeting which dealt with the draft DVRPC Traffic Improvement Program as he reported to the Board. The WCRPC also discussed the trail and bike path issue. He also reported on a study being conducted relating to SEPTA buses on Route 3. The study will monitor buses using GPS technology. If the buses are not on time, the study will investigate the possibility of using technology similar to that employed by emergency services to modify traffic light programming to improve the situation. The mechanism would not be under control of the bus driver.

Non Agenda Public Comment.

Alan Peppleman, Old Wilmington Pike, asked if tax money was paying for this study. He also suggested that doing something about the traffic backups at 202 and 926 would be more useful in terms of fuel conservation.

Walter Pavelchek, South New Street, reminded the Commission that all the local municipalities have been asked to solicit support from state representatives and senators in an effort to pressure PennDOT into doing something about the 202/926 intersection even if the rest of Section 100 is put on hold.

Revision to Planning Commission By-Laws. Jeff House noted that the draft By-Laws referred to adoption at the next regularly scheduled meeting following announcement of the proposed amendment. Since the PC canceled the last meeting, it was decided to make an additional change to remove the words “regularly scheduled” so that amendments could be adopted at the next meeting even in case of a cancellation.

The Commission will vote on the Amendment at the next meeting.

Fencing of Retention Ponds. PC received the Township Engineer’s memo reporting on fencing requirement in other local communities. Mr. Pingar listed the various requirements noting that there was little consistency. 12 required a fence because of a safety hazard involving a steep slope or retaining wall. Some require fencing at the discretion of the Township Engineer. He observed that more municipalities did not require fencing than did.

PC discussed legal implications of requiring fencing and possible type of fencing. Mr. Pingar noted that the PC has discussed putting a simple fence around basins during construction and stated he felt this would be an effective and cost efficient measure. It appeared from the discussion that the Commission favored making fencing during construction a requirement. The Commission identified three primary issues:

1. Should the regulations apply to new construction only?
2. Does the Township incur greater liability by not requiring fencing or by drawing attention to the basins by fencing them. If the Township requires fencing for only certain facilities, does this increase liability. This issue will be referred to the Township Solicitor.
3. Does Chester County Planning Commission have any comment on this issue.

The Commission will discuss further after receiving comments from CCPC and the Solicitor.

Electronic Submissions. Chairman Flynn said he believed that the Township had adopted a requirement for electronic submissions, particularly of “as built” building plans, but it seems this requirement was not incorporated in the recent amendments of the Subdivision Ordinance or other regulations. Electronic plan submissions are mentioned in the Ordinance, but the Township does not have the software and expertise to accept such submissions. Engineer Pingar said that generally “as built” are only required for public improvements as is presently required in the Subdivision Ordinance. Ms. Adler reported that “as built” have been required in other cases by the Township Engineer. PC would like the Township to further investigate the possibility of electronic submissions, perhaps using .pdf files.

Public Comment. None at this time.

Adjournment. 8:40PM (EA/KF)

Elaine L. Adler
Planning Commission Secretary