

**-WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING**  
**Westtown Township Municipal Building**  
**1039 Wilmington Pike, Westtown Township**  
**October 4, 2006 - 7:30PM**

**Present:** Commissioners Lees, House, Adler, Flynn, Purcell, Pomerantz, and Criddle. Also present were Township Engineer Robert Pingar, Consultant John Snook, and those mentioned below.

**Call to Order** Chairman Flynn called the meeting to order.

**Adoption of Agenda.** The Agenda was adopted as presented.

**Approval of Minutes.** The minutes of the meeting of September 20, 2006, were unanimously approved as presented (KF/JL).

**Announcements.** Ms. Adler said that Township Manager Bob Laymen will attend the US 202 Executive Committee meeting on October 13, 2003. PC members are welcome to attend as well. She also reminded PC members of the CCATO Master Planners courses to be held in October, March and May and several other seminars and workshops.

**Reports.** Jim Lees reported on the October 2, 2006 Board of Supervisors meeting listing six items of interest to the Commission. The Board approved the purchase of a new truck equipped for snow plowing as the Township was unable to find a contractor do take on one of the snow plow zones. The Board also adopted the road classification resolution recommend by the Commission. The Supervisors find that the flood plain maps which became effective last month are difficult to read and asked if better maps are available. There were a large number of residents and other interested persons present at the meeting to discuss the noise issue resulting from marching band practice at Bayard Rustin High School. The Board executed the contract for renovation of the Gatehouse at Oakbourne which will be offered for rent when the work is complete. The Supervisors announced the formation of the "Oakbourne Mansion Commission" whose purpose will be overseeing renovations and research into possible future uses.

**Non Agenda Public Comment.** None at this time.

**Tract 2006-7 WCASD, Stetson Middle School.** Present were James Whitesel and Engineer Justin Gannett who presented a sketch plan showing two concrete modular classrooms added to the rear of Stetson in such a way that they become permanent additions to the school. This is an addition of approximately 4,000 square feet including new access corridors. The modulars are currently in use at Henderson High School. Mr. Whitesel indicated that no real change in the number of students at the school was expected, but that there was a need for small classroom space for specialized classes which are currently housed in full size classrooms.

Mr. Purcell asked about access conditions as there is presently a double-door access on the rear wall to which the classrooms would be attached. Mr. Whitesel explained that this access would remain, and that there was sufficient room between the classrooms for this access to continue to be used. New corridors between the existing classrooms and the modulars would lead to two new doors which would provide emergency exits from the new classrooms. PC noted that the plans showed steep grades at the rear of the school and questioned if these exits were practical. Mr. Gannett indicated there was a sufficient flat area. Mr. Purcell requested a review by the Fire Marshal. Mr. Pomerantz had security issues and questioned whether emergency access was improved or worsened. The new plan provided additional escape routes.

The school district requests relief from performing a complete survey of the property as the proposed revisions involve only a small area of the tract. There is no existing as built survey of the Stetson

property. The PC and the Township Engineer agreed providing that all necessary data for determination of storm water management issues was provided. The PC also asked for aerial photos showing the present conditions. The WCASD does not proposed any new finishing detail on the modulars or additional landscaping. The Commission suggested the appearance of the modulars was not in keeping with the rest of the school building and suggested some landscaping to ameliorate the conditions.

**Zoning Ordinance Amendment.** Present was John Snook of the Brandywine Conservancy. Mr. Snook said he had not revised the current draft as there had been no resolution of the density issue. Mr. Snook presented data on the density of CCRC's in the Chester County area. PC and Mr. Snook discussed the density of the various examples and the configuration of the buildings. None of the examples are comparable to Presby Homes proposal. The Commission asked if any communities had limited the scale of the project. Mr. Snook indicated that in most cases, the zoning was created for the project, and the applicant proposed the size.

Mr. House again expressed concern about the scale of the project, and suggested that most of the projects under discussion had been designed and constructed more than 20 years ago and would not provide a reliable guide to current proposals. The operation of CCRCs has changed significantly and this affects the design.

The Commission did not conclude that the Presby presentation answered questions concerning the appearance, the size and type of buildings, or the timing of the proposed project. Without considerably more information, it is not possible to relate the Presby proposal to the type of development Westtown envisioned during the long and detailed discussions which produced the original A/C Zoning amendment.

PC members are increasingly concerned about the scale of this proposal because of the problems they envision in the phasing of such a project to fit market conditions as well as its suitability for the site in Westtown. The scale makes the density issue more complex as well, particularly when considered in relation to the Township's vision for development of this site. The current draft of the ordinance contains language that relates density to impervious coverage which would force the Presby development to large, multi-unit buildings in order to achieve the type of density they propose. Commission members commented that the nature of the assisted living and nursing components would dictate the design of these buildings leaving little room for creativity.

Mr. Pomerantz expressed his opinion that Westtown control what is done and should require the applicant to make a proposal which answers the township's concerns relating to density, phasing, reuse if necessary, and components. Mr. House commented that Presby had publicly stated that it would pay taxes on at least a portion of the property (the independent living), and that the Assisted Living and Skilled Nursing components would open with the rest of the project.

Motion (JH/EA) the draft ordinance as it relates to the CCRC retain the following characteristics:

1. the CCRC must include the full continuum of care on site, independent living, assisted living and nursing care, with the long term care size based on actuarial needs.
2. the setbacks, height restrictions and density remain as in the present draft, but the number of independent living units is calculated on a maximum of 50 acres regardless of the land in the tract.

The PC requests Mr. Snook prepare a new draft.

The Commission members argue that it is time for Westtown to decide on the standards it wants rather than responding to the applicants' proposals. If the applicants disagree, it is their problem to prove their point. PC feels it would be advisable to collect all the requirements for the CCRC in a new section to make the specifications clearer. Mr. Flynn again suggested a possible new district for this use. Mr. Snook suggested it was simpler to create the effect of an overlay using a text amendment. Ms. Adler commented that dealing with possible zoning changes relating to the existing out parcels would be simpler with a text amendment.

Motion unanimously approved.

**Public Comment.** None at this time.

**Adjournment.** 9:50PM (RP/DC)

Elaine L. Adler  
Planning Commission Secretary