

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Dunning Meeting Room, Oakbourne Park
1014 South Concord Road, Westtown Township
December 6, 2006 - 7:30PM

Present: Commissioners House, Adler, Purcell, and Pomerantz. Also present were Township Manager Robert Layman, Township Engineer Robert Pingar, and those mentioned below.

Call to Order Vice Chairman Purcell led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Adoption of Agenda. The Agenda was adopted with the addition of the Crebilly/Presby Home project as an item under Old Business.

Approval of Minutes. The minutes of the meeting of November 8, 2006, were unanimously approved as presented (MP/EA).

Announcements. The Planning Commission decided to cancel the regular meeting scheduled for Wednesday, December 20, 2006.

Mrs. Adler reported that Walter Pavelchek has resigned as a delegate to the West Chester Regional Planning Commission (WCRPC).

Mrs. Adler also reported that the first PC meeting of July 2007 would fall on July 4th the Wednesday following the Board meeting on July 2nd. PC decided to schedule this meeting for the following Wednesday, July 11th.

Reports. Elaine Adler reported on the November 20, 2006 Board of Supervisors meeting. There was a complaint about the "No Parking" restrictions in Coventry Village which present a hardship to residents. Presby Homes made a presentation which was somewhat different from the one made to the Planning Commission in October. In particular, the number of units was lowered to about 600, there will be no commercial area, and no skilled nursing component. The Board also approved an increase in the Zoning Hearing Board compensation, the SPCA Contract for 2007, and accepted the Preliminary/Final Plan for Tract 2006-7, WCASD-Addition to Stetson Middle School.

Ms. Adler also reported on the December 4th Board Meeting. William Steele, East Niels Lane, asked the Township to review the landscaping of the Greenstone development. He is concerned that headlights will impact his property and believes there is a stormwater management issue as well. The Board approved the Westtown-East Goshen Police 2007 Budget, the West Chester Area Council of Government Budget, and adopted a Resolution providing for an extension of the "turnback" provisions for Shiloh Road.

Non Agenda Public Comment. None at this time.

Tract 2006-7, West Chester Area School District, Stetson Addition. Present were James Whitesel, WCASD and Engineer Justin Linette from D. L. Howell and Associates. PC received McCormick Taylor review letter dated December 6, 2006.

Mr. Whitesel indicated that the applicant would comply with all the comments except as discussed below.

General Comments.

2. 149-602.D requires a landscape plan. Since there is no landscaping around the existing building at Stetson, WCASD does not feel there is any value in providing landscaping for

this addition. PC is willing to consider placing additional plant material elsewhere on the site.

3. 149-602.B requires location of utilities, etc. WCASD asks for a waiver of this requirement as there is no as-built plan for the entire Stetson tract. PC and Engineer believe some additional information is valuable.
9. 170-1705.E(3)(c) is the parking requirement. WCASD states there will be no change in enrollment so parking is not affected. Applicant will provide a count of existing parking.

Stormwater Management. Mr. Pingar noted that if additional information on the existing underground seepage bed was available, it might be that additional capacity was not required. Since the data is not available, however, WCASD prefers to build a new basin as indicated. There was also discussion of the scope of the maintenance agreement to be submitted.

Mr. Purcell identified the remaining issues as follows: 1. parking calculation, 2 . scope of stormwater maintenance agreement, and 3. additional landscaping.

WCASD will modify the plan and provide the additional information for the PC meeting on January 3, 2007.

Zoning Ordinance Amendment. Present was Craig Kalemjian representing the Robinson family. Mrs. Adler distributed a copy of the latest draft of the CCRC section of the amendments with comments and suggested revisions provided by Presby Homes. PC noted that this document proposed a new definition of CCRC which eliminates the requirement for skilled nursing care.

Mr. Pomerantz suggested PC review this document before further discussion. He further suggested that more communication between the Board, the PC, and the consultants was needed as the PC was not adequately advised of the Presby presentation at the November 20th Board meeting. PC members concurred that good communication was essential during the ordinance review process.

Although the Westtown Board was not aware of the fact in advance, the Presby presentation was significantly different from the one made to the PC. PC members would like to have been present to ask questions and comment on the differences.

Mr. Kalemjian expressed concern that he had not been advised of zoning amendment discussions although the information was probably available on the Township website. In response to the Planning Commission's continued interest in a Master Plan for the entire Crebilly tract, he indicated that the Robinson group was still working on plans for the 202 frontage. He stated the present concept was for large lots west of the proposed Presby Homes site. Mr. Kalemjian advised that Mr. Jaros and the Presby group were preparing more comments on the draft amendment and that there may be further changes in the project they are proposing.

John Snook is preparing a new draft and has asked if the PC has any additional suggestions other than those discussed at the November 8th meeting. The Presby comments will be forwarded to him for reference. Mr. Snook expects to have revisions for the PC January 3, 2007 meeting. Providing this material is received early enough for the PC members to study in advance of the meeting, the Commission proposed inviting the Township Solicitor to be present to discuss any legal issues identified by the PC review.

The Commission also considered inviting the Board to this or a future discussion and preparing a detailed memo identifying changes in the new draft and explaining the Commission's reasons for making those changes.

Planning Commission Vacancy. Mr. Layman advised the Commission of Dane Criddle's resignation and said there had been no applicants as yet for the vacancy. He requested PC members consider

possible new members and suggest they apply.

Public Comment. None at this time.

Adjournment. 9:25PM (RP/MP)

Elaine L. Adler
Planning Commission Secretary