

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING**  
**Stokes Assembly Hall**  
**1039 Wilmington Pike, Westtown Township**  
**March 23, 2005 - 7:30PM**

**Present:** Commissioners House, Adler, Verdiani, Flynn, and Purcell. Also present were Township Manager Robert Layman, three guests and those mentioned below.

**Call to Order and Pledge of Allegiance.** Chairman Verdiani 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 meeting of February 23, 2005, were approved as submitted. Motion (KF/JH), approved. For Verdiani, Adler, House, Flynn. Abstain, Purcell.

**Announcements.**

Elaine Adler announced the Brandywine Conservancy "Conservation" meeting, March 31<sup>st</sup>. Bob Layman plans to attend. She also reminded PC members that it was time to register if they planned to attend the Planning Session at the PSATs Convention in April.

**Reports.**

Elaine Adler reported on the Supervisors meeting of March 7<sup>th</sup>. There was a discussion of problems at the sewer plant. The Board approved the final plan for Tract 2003-11, the Donnelly Office Building. Ms. Adler advised the Board of the PC's recommendation that Westtown arrange for the installation of sewer mains during the construction of the office building. During the Public Comment residents asked about progress in getting a fence installed around the retention basin on the Rustin High School across from Ashley Road. Ms. Adler noted that this fence was installed after the Board meeting. The Board appointed Vic Orlando, presently an alternate, as a permanent member of the Zoning Hearing Board replacing Ron Nagle who has resigned. The Board also appointed Laura Scalon as an alternate. There is still one alternate position open.

Jeff House reported on the Supervisors meeting of March 21<sup>st</sup>. Mr. House reported to the Board on the meeting in Thornbury on the Squire Cheyney Plan which he and Bob Layman attended. He indicated that Thornbury did not seem interested in the 926 traffic improvements cited in the Westtown Township letters. Mr. House noted that the Board agreed to advertise the Zoning Amendments – March 14, 2005 draft for a hearing on May 2<sup>nd</sup>. He also reported that there was question during Public Comment concerning a temporary tent for fireworks sales.

Mr. House noted during his report on the Supervisors meeting that Friends of Oakbourne announced a plan for planting memorial trees at Oakbourne indicating that the decision to plant only native species or mostly native species has not been made. Walter Pavelchek elaborated on this program and talked about the Aqua of Pennsylvania reforestation program.

**Non Agenda Public Comment.** \_Walter Pavelchek, S. New St., commented that there were actually three retention ponds on the school property, all of which seem equally hazardous

**Zoning Amendment – A/C District.** Present were Attorneys Craig Kalemjian and Ross Weiss, and Planner Dennis Glackin. PC received a copy of John Snook's comments on the March 23<sup>rd</sup> Kalemjian letter. Mr. Kalemjian noted that CCRC use in the A/C District has been discussed with the Township over the course of the last year, but their client has asked them to investigate the possibility of hotel and hospital use as well. He noted that they included health clinic, medical clinic, rehab and related uses.

Some of these might be components of a CCRC, but the idea is a broad scope medical facility which would serve the general public

PC members commented that a hospital could utilize the entire site. Mr. Glackin responded that this unlikely but not impossible. There was a general discussion of types of hospital, the differences between hospitals and CCRC's, the components of a "medical campus" and how they related to each other. PC questioned in particular the traffic impact and possible helicopter access, and the tax status of such uses. Issues such as sewer, water, power generation, and future growth should also be considered. PC also expressed concern about the overall appearance of the site. Mr. Glackin indicated that they were proposing the same area and bulk regulations Westtown has already indicated would be acceptable for a Corporate Park. It appears that the property owner would like to see all of these uses permitted.

Hotel use would appear to have less of a traffic issue. It could conceivably be part of a corporate campus, or would not be inappropriate to a medical campus. PC would not like to see a group of "express" hotels.

Mr. Weiss indicated that the property owner was interested in creating the most flexible situation for the tract as any master planner for a site of this size would want the opportunity for a wide range of uses. This would encourage a developer to propose a more creative mix.

Chairman Verdiani noted the Township's determination to create the parallel road. Mr. Purcell spoke of the importance of the Comprehensive Plan. The Commission as a whole expressed the opinion that a Master Plan was essential for this site and critical to its eventual development.

Mr. Weiss thanked the Commission for its willingness to consider the proposed uses and for their comments. The group will prepare additional information for discussion.

**East Goshen Zoning Amendment.** East Goshen is proposing to amend its ordinance to permit required parking to be placed on an adjacent lot in another township with the agreement of the adjacent municipality. Any such parking would be build in conformance with the adjacent township's regulations. PC members see no objection to the amendment proposed by East Goshen and will send a memo to the Board.

**Public Comment.**

Bill Koch. He explained that he was not a resident, but interested in the "Fountains" project. He asked about the Agenda which originally included Tract 2000-8, McCawley's Fountains at Jefferson. Mr. Verdiani explained that Mr. McCawley had canceled.

**Adjournment.** 8:59PM (MP/KF).

Elaine L. Adler  
Planning Commission Secretary