

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
April 20, 2005 - 7:30PM

Present: Commissioners House, Kurth, Adler, Verdiani, Flynn, Purcell, and Huberty. Also present were Township Manager Robert Layman, Walter Pavelchek 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 March 23, 2005, were approved as amended. Mr. House requested that the PC's concern with the presentation of a Master Plan for Crebilly be added to the paragraph on that discussion. Motion (MP/JH), approved. For Verdiani, Adler, House, Flynn, Purcell. Abstain, Kurth, Huberty.

Announcements.

Elaine Adler listed several seminars and workshops available to PC members. Anyone interested should let her know promptly. A commemorative tree honoring Pierson Sill, former Supervisor, will be planted at Oakbourne Park Saturday, April 23rd, 1PM.

Reports.

Don Verdiani reported on the Board of Supervisors meeting April 4th. He indicated the Board is interested in the possible addition or hospital and hotel use to the A/CO zoning, but had many questions. Alan Peppleman, Old Wilmington Pike, asked about the possible rezoning of the outparcel and indicated he was engaged in trying to collect the parcels under one ownership. The Township has not decided the fate of the Gatehouse at Oakbourne. Storm water along Shiloh Road is still under discussion. The Board agreed to allow West Chester Area School District to close Shiloh Road for 90 days to facilitate the realignment, drainage/store water modifications, etc., in a more timely, efficient manor. Access to adjacent properties will be maintained.

Mark Purcell reported on the Board meeting April 20th. He noted the Police report on a robbery outside of the convenience store at 3 and 352. Mr. Purcell said there had been extensive discussion of the escrow for the Greenstone/Arbor View (Orvis) project as DEP has not yet given final approval to the pump station. It was agreed that the escrow will be adjusted as necessary. The Board agreed to the extension of the review period for Tract 2000-8, The Fountains at Jefferson Center, until May 16th. Walter Pavelchek suggested to the Board that Westtown require parking at the rate of one space per bedroom to reduce the on-street parking.

Non Agenda Public Comment. Walter Pavelchek, S. New St., elaborated on his concerns about on-street parking. PC will consider reviewing the parking requirements.

Zoning Amendments – Advertised for Adoption May 2nd. The PC recommended the Board's adoption of multiple amendments in a draft dated September, 2004. Subsequently the Commission has also recommended re-zoning of the 202 frontage of the Orvis tract. Since there are many technical corrections in the draft amendments recommended by the PC which the Township believes should be put in place promptly, it was decided to remove the sections relating to new uses in the A/CO District which the Board expects to discuss further in order to expedite adoption of the remainder. The Township Solicitor requested a formal recommendation from the PC of the

March 14, 2005 draft.

Paul Huberty asked if the existing ordinance or the amendments contains regulation about parking in front yards. Ms. Adler explained that the Zoning Ordinance restricts parking to passenger vehicles and small trucks, but does not prohibit all parking in the front yard. The parking of unregistered and unlicensed vehicles is controlled by the Property Maintenance Code. The PC may consider revisions to the parking requirements in the next round of amendments.

Motion (JH/MP), the Planning Commission recommends that the Board of Supervisors adopt the Zoning Amendments as listed in the draft dated March 14, 2005.

Public Comment. Walter Pavelchek reviewed his list of questions with the Planning Commission. He noted that the regulations for "Temporary Signs" do not include a yearly limit. He also said that the regulations relating to advertising balloons were less than comprehensive and very restrictive at the same time. The PC is receptive to reviewing the balloon issue, but will do so in the next set of amendments rather than revising this draft.

Unanimously approved.

East Goshen Comprehensive Plan Draft. As there is only one copy available, it is being passed around the Commission. Agenda for the 5/4/2005 meeting.

Special Exception/Variance – Meyerson, 904 General Howe Drive. The Meyerson's want to enlarge the existing attached garage on their property. According to the applicant, the logical location for the enlarged garage is on the front of the house where it would intrude some six feet into the required front yard setback. When Mr. Meyerson came in to apply for a variance for this purpose, it was determined that what showed as a detached, two-car garage on the Township records was actually a complete accessory dwelling, currently occupied by Mr. Meyerson's mother-in-law. This accessory dwelling was present when the Meyerson's purchased the property, occupied by a relative of the prior owner. In addition to the variance, the Meyerson's have applied for a Special Exception for this accessory dwelling.

The PC observed that there had been a two-car garage incorporated in the original house, part of which had been converted to other uses. The Accessory Dwelling apparently meets the Ordinance requirements as to size and is not adjacent to the existing driveway although the building does look like the detached, two-car garage shown on the Building Permit.

Motion (KF/ PH), the Planning Commission will advise the Zoning Hearing Board as follows:

1. The Planning Commission suggests that the Zoning Hearing Board grant the Special Exception for the Accessory Dwelling, however, the Commission recommends that the Zoning Hearing Board require that the owner seek a Use and Occupancy Certificate to assure the Township that this dwelling complies with safety regulations.
2. The Commission does not favor the granting of a variance for intrusion into the required front yard setback to accommodate an extension to the attached garage as there does not appear to be a hardship. The Commission also believes the applicant could find an alternative solution.

Public Comment. None at this time.

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Unanimously approved.

Pre-Submission Sketch Plan Agreement. Walter Pavelchek passed on the PC a draft of the Pre-Submission Sketch Plan Agreement proposed by the Home Builders Association. In effect it would

allow the developer to “lock in” the zoning regulations in force at the time the first sketch plan is submitted to the municipality. At the present time this does not occur until a Preliminary Plan is submitted. PC members did not support the proposal, expressing concern that requirements for sketch plans were minimal.

Student Correspondence. Paul Huberty will respond to the letter received from a Westtown School student concerning repair/replacement of the Oakbourne Road bridge. PC briefly commented that the railroad underpass would have to be modified before any truly constructive improvements could be made to this bridge and that SEPTA was not prepared to invest in these repairs.

Public Comment.

Adjournment. 8:45PM (PH/MP).

Elaine L. Adler
Planning Commission Secretary