

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
May 4, 2005 - 7:30PM

Present: Commissioners Kurth, Adler, Verdiani, Purcell, and Huberty. Also present were Township Manager Robert Layman, Township Engineer Rob Pingar, 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 April 23, 2005, were approved as submitted. Motion (MP/CK), unanimously approved.

Announcements.

Chris Kurth reported that the McCawley plan for the Fountains was still not ready for discussion as there was a discrepancy between the site plan and the architects building plan.

Reports.

Mark Purcell reported that he did receive information on the West Chester Regional Planning Commission (WCRPC), but was unable to attend the meeting. Walter Pavelchek attended the last meeting and reported that the WCRPC was still concentrating on Traffic Study issues.

Mr. Purcell said it appeared that he would be unable to attend the WCRPC meetings on a regular basis and suggested the PC choose another regular delegate. Paul Huberty will be the official delegate and Walter Pavelchek will be the alternate.

Elaine Adler reported on the May 2nd Board meeting. The Board adopted the Zoning Amendments recommended by the Commission. The Board also approved location of the sign for the Arbor View (Tract 2003-10, TAG Builders) at the NW corner of 202 and West Pleasant Grove Road. The Planning Module for J & A Construction (Tract 2003-14, Tordone/Sineath) was not approved. The Board cited Chester Valley Engineers comment letter which suggests plan revisions are required by DEP's revision of septic system location. The Board also accepted the Conditional Use Application of Sharon Bank for the tract at the intersection of Green Lane and West Chester Pike. The hearing is set for Monday, May 16, 2005.

Non Agenda Public Comment. None at this time.

Tract 2004-5, Westtown School Athletic Building. PC received McCormick Taylor memo dated 5/2/2005. Present for the applicant were George Schott and Engineer Dan Wright. Mr. Wright stated that all the issues raised in the McCormick Taylor reviews had been addressed. He reported that Gerry DiNunzio, Westtown Fire Marshal has approved the location of the fire hydrant and the fire lanes as shown on the plan. Mrs. Adler will request a memo to this effect. Mr. Wright will supply the lighting information for review by the Township Engineer.

Chairman Verdiani commented on the parking, noting that the school does not believe additional parking is required since there will be no increase in the number of students attending the school or in the number of activities and events conducted in the new facility despite the larger size of the building. It was noted that the Westtown school Master Plan does address the parking issue. Mr. Pingar commented that parking requirements are not indicated on the plan. It was suggested that

the calculation be added. Mr. Wright indicated that additional ADA compliant spaces could be added if necessary.

Mr. Pingar asked about the maintenance agreement for the Stormwater basin. Mr. Wright responded that it was being prepared and would be submitted to the Township Solicitor.

Motion (MP/CK), the Planning Commission recommends that the Board of Supervisors approved the Preliminary/Final Plan for Tract 2004-5 with the following conditions:

1. Addition of the parking calculations including the ADA requirements to the plan.
2. Review and approval of the Stormwater basin maintenance agreement by the Township Solicitor and Township Engineer.
3. Submission of the requested data on lighting for review by the Township Engineer.
4. Confirmation of approval by the Fire Marshal of the fire hydrant location and fire lane specifications.

The Commission further recommends that the Board grant the waivers as noted on the plan.

Public Comment. None at this time.

Motion carried. Approve, Verdiani, Adler, Purcell, Kurth. Abstain, Huberty.

East Goshen Comprehensive Plan Draft. Paul Huberty is reviewing the plan and will return to the Township Office. Agenda for the 5/18/2005 meeting.

Public Comment. None at this time.

Adjournment. 8:22PM (MP/CK).

Elaine L. Adler
Planning Commission Secretary