

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
September 21, 2005 - 7:30PM

Present: Commissioners Kurth, Adler, Verdiani, Flynn and Purcell. Also present were Township Manager Bob Layman, Township Engineer Rob Pingar, two 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 September 7, 2005 were approved with a revision to paragraph one of the report from the August 19th Board meeting. Supervisor Tom Foster commented on the McCawley agreement (KF/EA).

Announcements. None.

Reports.

Don Verdiani reported on the Board of Supervisors meeting of September 19th. He reported the Police have arrested a group stealing from recreational vehicles at a local dealership. Mr. Verdiani also noted that the Police had organized a collection of articles for Katrina relief and sent two trucks loads to the disaster area. The Board expressed interest in the new uses proposed for the A/C District in the pending Zoning Amendments. Garden Circle residents still have problems with lighting and landscaping at the new Police Building. There is also a drainage/dumping issue on Cockburn Drive and the shed controversy continues in Pleasant Grove.

Non Agenda Public Comment. None at this time.

Tract 2004-3, Sharon Bank. Present for the applicant were Attorney Michael Gill, Architect Philip Jordan, Traffic Engineer John Hines, and Engineer Martin Eustace. Mr. Gill indicated that following Sharon's original presentation to the PC, the applicant had discussed the Commission's concerns with the Township Engineer and Solicitor and had revised the plan to eliminate the intrusion into the riparian buffer by moving the building closer to West Chester Pike. This plan was submitted at the Conditional Use Hearing, therefore the Board of Supervisors suggested a return to the PC.

Mr. Purcell asked about curbing along Green Lane and separation between the proposed Green Lane entrance drive and entrances on the opposite side of Green Lane. Mr. Verdiani stated that there was one major issue created by moving the building and parking. This change caused the Green Lane entrance to be much closer to the Route 3 intersection and asked if the entrance can be moved back down Green Lane. Mr. Gill said that during Land Development moving the drive somewhat could be discussed, but it is not possible to move it back to the prior location. Mr. Eustace explained that both entrances had been moved. The West Chester Pike entrance was moved further east at the suggestion of PennDOT. This creates grading issues that make moving the Green Lane entrance further south difficult. Some adjustment can probably be made providing the Township is willing to grant waivers on the grading issues. Mr. Pingar said that the location shown would require a waiver as the Zoning Ordinance (1510.B.3) requires 300 feet from the intersection and this driveway is only 100 feet. Mr. Gill noted that the Subdivision Ordinance (915.D) specifies a 100 foot requirement.

Chairman Verdiani indicated that the PC had discussed possible protection of the riparian buffer by specialized plantings. While he applauded the applicant's revision to remove this intrusion, he stated that the Commission was seriously concerned about the location of the Green Lane driveway. Mr. Gill

emphasized that, while the applicant was willing to attempt to move this entrance as far to the south as could be engineered, it was not possible to move it back to the prior location. He further stated that the legal position was such that he would argue that the 300 foot requirement did not apply. Ms. Adler stated her opinion that the Green Lane driveway as presently shown on the plan was unacceptable for safety reasons. Mr. Purcell concurred.

Chairman Verdiani, referring to the Commission's letter of June 16th recommending granting of the Conditional Use with four conditions, noted that items 1 and 3 have been accomplished, item 2 remains, and Item 4 needs to be restated.

Item 1- had been accomplished by moving out of the riparian buffer.

Item 2 – storm water management had been accomplished.

Item 3 - flood plain area has been determined.

Item 4 – traffic study provided, however, traffic safety issues along Green Lane remain.

Motion (EA/MP), the Planning Commission has reviewed the revised plan dated August 9, 2005, and revises its recommendation in the June 16, 2005 letter to the Board as follows:

Item 1. The Commission believes that the applicant has complied with the spirit of Item 1 by eliminating the intrusion into the riparian buffer.

Item 2. The Commission still recommends the Board give special attention to the need for storm water management.

Item 3. As it has been determined that there is no flood plain on the site, Item 3 no longer applies.

Item 4. Further consideration should be given to traffic safety issues along Green Lane. The Commission recommends that the Board of Supervisors require the Green Lane driveway shown on this plan be moved south as far as feasible. The Commission would consider supporting granting additional waivers if necessary to accomplish this.

Public Comment. None at this time.

Unanimously approved.

Public Comment. None at this time.

Adjournment. 8:26PM (MP/KF).

Elaine L. Adler
Planning Commission Secretary