

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
November 9, 2005 - 7:30PM

Present: Commissioners House, Kurth, Adler, Verdiani, Flynn and Huberty. Also present were Township Manager Bob Layman, Township Solicitor Robert F. Adams, Township Engineer Rob Pingar, five 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 with the addition of a report from the WCRPC.

Approval of Minutes. The Minutes of the meeting of September 21, 2005, were unanimously approved (KF/CK).

Announcements. Meeting notices were included in the PC packets.

Reports.

Walt Pavelchek reported on the WCRPC meeting of October 27th. The primary item was a presentation of West Chester University's new buildings under construction and future expansion plans which include possible additional academic and recreation facilities and parking structures. The University is considering closing South Church Street through the campus. Mr. Pavelchek also reported that the WCRPC is asking for support from the Townships for the improvements at the 202/322 intersection.

Chris Kurth attended the Board of Supervisors meeting of October 3rd. He reported that PAG does not feel Westtown can meet the terms of the state grant at this time and that the Friends of Oakbourne had not made much progress in preparing a plan for the Oakbourne Gatehouse. The Board has accepted the two-lot subdivision of the Galilea property, but questioned the house shown on Lot 2.

Elaine Adler reported on the Board meeting of October 17th. The new Police Building Dedication was announced. Another Open House will be scheduled at a later date. The Record on the Sharon Bank Conditional Use was closed, but the Board has asked the PC to consider the revised plan. Mr. Murphy asked that the Board and the PC consider zoning revisions that would restrict the number of garden sheds which could be placed on a lot. The Board approved the resolution for the Westtown School Faculty Housing planning modules.

Jeff House attended the Board Meeting of November 7th which he characterized as "efficient". Most of the meeting involved escrow releases and approval of payments for

the police building. There was also some discussion of amendment of the township's pension plan. There were students in attendance as part of school projects.

Non Agenda Public Comment. None at this time.

Tract 2004-3, Sharon Bank. Present for the applicant were Attorney Michael Gill, Architect Philip Jordan, and Traffic Engineer John Pyne. Mr. Gill said that the Board has requested the PC review the plan being presented tonight which included revisions as directed by the PC, the Board and the McCormick Taylor letter of October 28, 2005. This plan shows the Green Lane entrance moved further away from West Chester Pike which was a major concern of the Planning Commission. The applicant met with Township representatives to discuss the revised plan. Mr. Gill cited three main issues: the Green Lane access drive, the West Chester Pike access drive, and traffic calming on Green Lane.

Mr. Gill noted that the revised plan dated shows the Green Lane entrance moved south, away from West Chester Pike within approximately 20 feet of the original location. The West Chester Pike entrance has been moved east from the original point. John Hynes, Traffic Planning and Design, explained that the entrance shown on the current plan is a right-in, right-out drive located far enough east to be behind the West Chester Pike median strip. PennDOT has indicated acceptance of this design. He stated his opinion that restricting left turn maneuvers at this point met the Township Engineers comments relating to limiting access on arterial highways and that it is a safe access with adequate sight lines. Mr. House questioned visibility for cars exiting from Green Lane and possible conflicts between these vehicles and those exiting on West Chester Pike. Mr. Hynes stated that the corner radius would be altered and the area cleared to improve this condition. Mr. House argued that this feature was an advantage only to a few banks customers and a disadvantage to the majority of the traveling public. Mr. Verdiani questioned the effect this right-out would have on any possible future traffic signal to be located at West Chester Pike and Green Lane. According to Mr. Hynes, it would not adversely affect movement at a future light.

Mr. Adams noted that the applicant had agreed that this revised plan could be part of the record of this Conditional Use. He further noted that the Planning Commission's recommendation would be a part of the decision he is writing for the Board of Supervisors.

Supervisor Tom Foster said that while the entrances points were the major areas of discussion, the Board was still interested in the concept of speed calming on Green Lane as the Green Lane residents had presented their concerns. He also indicated that further study was needed on the question of the storm water culvert under Green Lane and the removal of vegetation blocking visibility. Mr. Verdiani questioned compliance with the Storm Water Management Ordinance. The applicant and the Township Engineer explained the technical issue resulting from a flaw in the model ordinance used by Westtown. Mr. Gill acknowledged these concerns and indicated the applicant

will address these issues during the Land Development procedure and will perform a traffic calming study. He indicated that the applicant will request the Township's assistance in obtaining any necessary easements for removal of vegetation to achieve the required sight distances.

Motion (PH/KF), the Planning Commission recommends that the Board accept the revised plan for Tract 2004-3, Sharon Bank, dated November 07, 2005, as presented to the Commission on November 9, 2005, which includes modified Green Lane and West Chester Pike entrances. The Commission further recommends that the comments in the McCormick Taylor letter of October 28, 2005, be conditions of the approval in so far as they do not conflict with the plan presented.

Public Comment.

Chip Davis, 600 Tunbridge Rd., President of Green Lane Village HOA, said the property with vegetation was not Green Lane, but across the street. He stated the group was very disappointed that the Green Lane entrance had been moved back to the south. He requested that this be reconsidered. He also indicated that the HOA was heavily involved in planting to produce more privacy and was not happy to hear that vegetation was to be removed between Green Lane Village and the bank structure.

Walter Pavelchek, S. New St. Asked if left turns were permitted from Hilltop Road onto to West Chester Pike in the area of the bank's proposed West Chester Pike entrance and expressed concern about possible traffic conflicts.

Unanimously approved.

Tract 2004-8 Galilea. Mr. Galilea was present to advise the Commission that the plan is to be revised. He wishes to subdivide the existing house and a one acre lot from the Shiloh Road tract and merge the remainder of the tract with his adjacent property. This provides his property with frontage on a public street and leaves open options for future subdivision in conformance with Westtown zoning. The only development he may consider in the near future would be a driveway from his house to Shiloh Road.

Mr. Galilea will grant an extension of the review period as suggested by the PC to allow his engineer to

revise the plan.

The Reserve at Chesterfield. PC received Chester Valley Engineers memo dated November 7, 2005 and a revised landscaping plan submitted by the developer with the approval of the Home Owners Association. The PC had previously agreed with the HOA and the developer that the original plan showed trees planted in unsuitable locations and had suggested that the two parties agree upon a revised plan.

Mr. House and Mr. Kurth protested the choice of Euonymus Alata as one of the five plant materials shown on the plan as it is invasive. As Westtown Township does not have a list of unacceptable material, the PC concluded that there was no basis upon which the Commission could reject this revised plan.

However, the Commission also suggests that the Township should develop a list landscaping materials which should not be used.

Motion (PH/ EA) the Planning Commission recommends that the Board accept and approve the revised landscaping plan for the Reserve at Chesterfield, Tract 99-4, as submitted on November 11, 2005, and with the conditions specified in the Chester Valley Engineers memo of November 7, 2005.

Public Comment. None at this time.

Approved. For, House, Kurth, Adler, Verdiani, Huberty. Opposed, Flynn.

Zoning Ordinance Amendments. Present were John Snook, Brandywine Conservancy, Township Consultant, and representing the Crebilly owners, Attorney Craig Kalemjian, Planner Dennis Glackin, and Attorney Ross Weiss.

John Snook reviewed the changes in the current draft as follows:

Revised definitions and additional definitions to make clear what constitutes the various components of a Continuing Care Retirement Community and to make the use of terms consistent throughout the amendment and to make such definitions consistent with Pennsylvania regulations.

Changes were made in Section 1510 to clarify the location of access drives so that they apply to all non-residential uses. This was an issue in reviewing the Sharon Bank application.

Per the PC recommendations, the current Performance Standards in the Ordinance were incorporated into the Corporate Park development section.

A structural change which moved some of the development issues important to Westtown Township (the parallel road, scenic landscape protection, etc.) into the design criteria section of the Ordinance from the qualifying conditions section. These were also made part of the CCRC regulations. The wording remains the same, but the requirements are relocated.

The one new element in the CCRC is in the required nursing component. The number of nursing beds required changes with the age of a CCRC. Since it is impractical to build a nursing facility with just the few beds required when the CCRC is established, the ordinance proposes allowing the nursing component to serve patients from outside the community at this time.

Mr. Snook noted that, excepting the above, all the concepts of the amendments had

been thoroughly discussed although some issues had not been resolved, in particular the question of density in the CCRC and the two new uses – hospital and hotel – which have been proposed.

Chairman Verdiani said that while it appears that a hotel or hospital may be appropriate in conjunction

with a corporate center, Westtown has not clarified what type of hotel or hospital would be acceptable. Mr. Snook noted that a hospital was proposed as a component of a corporate center while a hotel could be a free standing Conditional Use. Both would be subject to the design standards. He suggested the PC might prefer to make the hotel a component of a corporate center as well.

Mr. Flynn noted that there was no restriction on heliports. Mr. House advised that most helicopter transfers are between hospitals rather than from trauma sites. He suggested prohibiting heliports would be a significant disadvantage to a hospital in this area.

The PC invited Mr. Kalemjian comments. Mr. Kalemjian said that the property owner hoped to retain as much flexibility as possible. He commented that a trauma center hospital was not a consideration, but encouraged the PC to keep the hotel as a free standing use. PC will consider the hotel concept further. It was not a part of the original Comprehensive Plan, and there is concern that there might be multiple hotels. Mr. Kalemjian indicated they have some questions relating to the definitions, but are waiting for clarification of some concepts by potential developers.

Chairman Verdiani indicated some doubts about the parallel road as it is covered in the present draft. Mr. Snook explained that the original wording as placed in the qualifying conditions was a concern to the property owners as it was rather inflexible. PC asked that the wording be re-examined and perhaps an actual statement of intent be added.

Carol DeWolf asked for the requirement for an economic analysis at the Master Plan stage. She also questioned if a traffic analysis and an environmental analysis were required. John Snook will review the present Conditional Use requirements and the other requirements to determine what may be in place.

The PC again mentioned that having an actual plan for the Crebilly tract would make it much easier to assess the impact of the proposed uses.

PC Meeting November 23, 2005. PC agreed to cancel this meeting.

Public Comment.

Walter Pavelchek, S. New St., said a hotel on this tract would be useful to West Chester University. He also questioned the acreage requirements for a hotel and commented on the inclusion of the setback from "South New Street". Also on page 3, there is what appears to be an extra "when".

Adjournment. 10:35PM (KF/EA).

Elaine L. Adler
Planning Commission Secretary