

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
May 19, 2004 - 7:30PM

Present: Chairman Verdiani noted the following members present; Commissioners House, Kurth, Adler, Verdiani, and Flynn. Also present were Township Manager Robert Layman, Township Engineer Angelo M. Capuzzi, and twelve guests.

Call to Order and Pledge of Allegiance. Mr. 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 the "Non Agenda Public Comment.

Approval of Minutes. Jeff House noted that while the minutes reflected what he has said regarding the TAG project, he wished to clarify that the "more" referred to the livability of the lots, not the number of lots. The minutes of the Planning Commission meeting of April 7, 2003, were unanimously approved with the correction of "TAB" to "TAG" at the bottom of page 2 (JH/CK). Note, there was no PC meeting on May 5, 2004.

Announcements. The Thornbury Township (CC) has sent its draft Comprehensive to Westtown for comment. PC members wishing to review should see Elaine Adler. PC will consider comment at the June 9th meeting.

Reports. Bob Layman reported that the Board of Supervisors on May 19th appointed Bill Kraut to the Zoning Hearing Board to replace A. Pierson Sill.

Non Agenda Public Comment. None at this time.

Tract 2003-14, Tordone/Sineath. This plan was accepted by the Board of Supervisors as a Preliminary/Final Plan on April 26, 2004. Present were Fred Tordone and Engineer Steve Sauselein from E. B. Wash Associates. PC received Chester Valley Engineers review letter dated 5/12/2004.

Mr. Sauselein commented on two items in the CVE letter. Zoning Comment #1 relating to lot 4, a corner lot, and the designated "rear yard". The Zoning Officer has determined that the northern boundary line, the line perpendicular to Windy Knoll, will be the rear lot line in this case. Mr. Capuzzi concurred.

SALDO Comment #15 concerned the Open Space issue. The Board of Supervisors has indicated a preference for the fee in lieu of dedication. The Planning Commission members expressed agreement. Mr. Capuzzi stated that the discharge from the retention basin on lot 2 is currently shown on the open space. He would prefer the discharge point on lot 2, not on lot 3. Mr. Tordone agreed to the \$1,100 per lot fee in lieu of dedication for the three new lots.

The CVE letter also refers to a Landscape plan and removal of trees to provide necessary sight distances. Mr. Sauselein will prepare a landscape plan indicating which existing trees will be retained. He indicated that the proper sight lines for the shared driveway onto Westbourne Road can be achieved. Mr. Sauselein explained the storm water management proposed to eliminate the potential for drainage problems indicating that runoff will not exceed existing conditions.

Public Comment.

Eva Foster, 734 Westbourne Rd. asked for clarification of the status of the area shown on Open Space on

the present plan which will become simply a part of lot 3. She also questioned the drainage from the slope on Lot 3, suggesting a retention basin to prevent drainage onto Westbourne Road and eventually onto her property. She is concerned that drainage from the shared drive may exacerbate an already difficult situation. She also asked for an explanation of the reserve area for replacement septic systems.

Mr. Capuzzi said that Westbourne Road is a state road and suggested that Ms. Foster contact PennDOT about any existing drainage issues. He also advised that PennDOT would examine the drainage issue when Mr. Tordone applied for the driveway permit. Mr. Capuzzi also asked that the replacement septic sites should be identified on the title plan.

Mr. Tordone will have the plan revised and prepare a landscape plan for a future Planning Commission meeting.

Tract 2003-10, TAG Builders. PC received a review letter from Acting Township Engineer Chris DellaPenna (DP) dated 5/14/2004, a McCormick-Taylor memo relating to road and traffic dated 4/27/2004, and TAG Builders letter offering an extension of the review period for this plan to 6/25/2004.

Present were Tom Galbally, Attorney Wendy McLean, Traffic Consultant Greg Richardson from TPD, and Engineer Jack Robinson. Ms. McLaine presented a letter from Engineer Robinson responding to the 5/14/2004 DellaPenna letter which indicates the Della Penna comments that will be addressed on a revised plan, items that will be held for discussion with the final plan, and identifies issues which require the PC's comment. She indicated that the Zoning Hearing Board had not yet rendered its formal decision, but appeared to be willing to grant the requested variances for construction in the steep slope areas.

Ms. McLean and Mr. Robinson requested PC input on the following:

DP 2.8. Applicant asked for PC recommendation to waive the requirement for street lighting. PC agreed. Lighting will be provided to identify the entrance to the development and, with discretion, on the individual lots.

DP 2.9. PC does not recommend developing an active recreation area, but does suggest trails for use of the project residents.

DP 2.12. The Conditional Use decision approved the concept of Open Space located on individual lots. The PC does not oppose the Open Space as shown on the current plan.

DP 2.13. The PC does not object to accepting open space on Lot 36 which potentially may be separated from the primary open space by the construction of the parallel road.

DP 3.7. Mr. DellaPenna does not object to the requested waiver of the requirement for grass pavers. Mr. Capuzzi explained that Westtown requires the pavers when the emergency spillway will be constructed on a berm. In this case, the pond exists and the emergency spillway will be constructed on undisturbed earth.

DP 3.13 The PC will recommend that the Board approve the requested waiver for the 9.95% centerline grade.

DP 3.14 The PC considers the two lots fronting on West Pleasant Grove Road are consistent with the Flexible Development Concept approved in the Conditional Use proceedings. The PC recommended access to these two lots with a common driveway.

DP 3.15 The PC considers sidewalks on one side of the street appropriate for this development. Mr. Robinson noted that the sidewalks form a loop with the proposed trails in the open space.

DP 3.17 Ms. McLean indicated that maintenance of the ponds would be detailed in the Homeowners agreement. It is presently proposed to keep the ponds surrounds as natural as possible with only a small access area. The PC agrees that the proposed treatment of the ponds qualifies them as "scenic open

space assets”.

Mr. Verdiani suggested the applicant might itemize the minor changes made since the Conditional Use was granted.

Public Comment. William Steele, E. Niels Lane, asked about the specimen tree identification. Ms. McLean indicated it would be done before the Board meeting.

Greg Richardson, Traffic Planning and Design, presented revised design concepts for the parallel road prepared by Chester Valley Engineers and responded to the McCormick Taylor (MCT) 4/27/2004 letter. Some of the MCT technical comments have been addressed on the alternative road plans presented. One of the alternatives shows a right angle intersection with the project road. This design revision eliminates some of the problems relating to curvature and centerline grade. PC believes there should be sidewalks on the parallel road. The design shows a 60 foot “collector road” right of way, however, Mr. Richardson requested consideration of a 24 foot rather than a 28 foot cartway.

Mr. Federico will review the revised road design for the next PC meeting.

Ms. McLean requested the PC make a recommendation for preliminary approval to the Board of Supervisors with conditions relating to the road design, pending Zoning Hearing Board decision relating to steep slopes, and sewer design, and including recommendations relating to the requested waivers. Ms. McLean described the low pressure sewer system proposed by the developer which would be maintained by a contractor retained by the Homeowner’s association. A gravity system would involve a pump station which would become a Township responsibility. PC members were in concurrence with the developers proposal to install a grinder pump system.

PC discussed lighting requirements and concluded that street lighting was not appropriate and was not required for this project. The Commission did request identification at the entrance to the development. Mr. Galbally proposed a lighted sign.

After a detailed discussion of a possible motion recommending approval, the PC members concluded that there were too many open issues and conditions. The Commission requested the applicant to make the agreed upon revisions and prepare a new list of issues which will be addressed during final plan review. The Commission also requested updated reviews from the Acting Township Engineer and Traffic Consultant. **Motion (KF/JH)**, the Planning Commission will table this discussion until the next PC meeting.

Public Comment. None at this time.

Unanimously approved.

The Commission advised the applicant to discuss the sewer issue with the Board of Supervisors as the Board has indicated a preference for gravity sewers and the developer has proposed a low pressure grinder pump system.

Public Comment.

Walter Pavelchek, South New Street. Commented on the park sign issue.

Adjournment. 10:45PM (EA/KF).

Elaine L. Adler
Planning Commission Secretary