

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
July 20, 2003 7:30PM

Present: Chairman Don Verdiani noted the following members present; Commissioners Elaine L. Adler, Carol DeWolf, Mark Purcell, Domenico Bibbo and Kevin Flynn; **Absent:** Mary Paumen. Also in attendance were Township Manger Robert Layman; Township Solicitor Robert Adams, Township Engineer Angelo M. Capuzzi; Township Consultant John Snook Brandywine Conservancy and 33 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 as presented.

Approval of Minutes (July 9, 2003).

Mr. William Steele, 1055 E. Niels Lane, said his comments on the Orvis Tract were not included in the minutes. He had commented on the fact that his home is 40' below the proposed road therefore from car headlights may shine on his home. He also commented that the property on the north side of the road will drain onto his property. Mrs. Adler explained that there was a gap in the recording of the meeting. The motion (Purcell/Flynn) to approve the minutes of July 9, 2003 was approved. (For, Adler, Bibbo, Purcell, Flynn. Abstain, DeWolf and Verdiani (not in attendance at the meeting)).

Announcements.

Mr. Verdiani stated that the Board of Supervisors approved the extension for the Riley/Mears simple lot subdivision until September 30, 2003. The Board of Supervisors also gave final plan approval for Tract 2002-2 Joyce Realty Office Building.

Ms. DeWolf reported that the West Chester Regional Planning Commission is reviewing the RFP's they have received for preparation of a traffic transportation circulation study of the West Chester Area.

Old Business:

Tract 2003-11, R-3 Office West Chester Pike Conditional Use Application Recommendation to the Board.

Mrs. Adler said the applicant was advised to apply for Conditional Use Approval for an office in R3 before going to the Zoning Hearing Board for variances for set back and buffer requirements. The Conditional Use Hearing is tentatively scheduled for August 4, 2003.

Philip Donnelly, from P. Donnelly Associates, was present for the applicant. He presented two sketch plans, one for a 20,000 square foot office building, and one for 16,500 square foot medical office. He stated there are some issues with parking that will need to be resolved. He proposed to run a sewer line under West Chester Pike to connect to the pump station located on the Kirkwood tract using the existing sanitary sewer easement. In response to PC questions, Mr. Donnelly indicated he had attempted to contact Pulte, developers of the adjacent tract in Willistown but has not received a response. The current plan shows a 50' buffer on the east (Willistown) side. Westtown will forward a copy of the sketch plan to Willistown Township for comment.

Mr. Capuzzi reminded the PC that a request for modification of the bulk and area specifications could be made during Conditional Use process which would eliminate the necessity for the Zoning Hearing Board process. He stated that under section 170-2000DC of the Ordinance the Board of Supervisors may include conditions for approval and can modify set back requirements. The applicant would have to show a plan that addresses this issue. Mr. Capuzzi also stated that this is a unique parcel and the narrowness of the lot creates a hardship.

Chairman Verdiani said he still feels that the boundaries have to be respected and Westtown should consider the requirements for a 100 foot set back and landscaping adjacent to residentially zoned property. Mr. Bibbo said it does not seem neighborly to violate our own setback against Willistown.

Mr. Bibbo stated he would like to see the building re-designed for underground parking if the parking requirements are an issue with the setback requirements. He stated any variances from the Zoning have to be beneficial to the Township and questioned allowing this office use. Mrs. Alder said Westtown has historically approved office use in R3 when the tract has frontage on an arterial highway. She also stated the Commission is only recommending approval for the office use not giving plan approval.

Mr. Bibbo made a motion recommending that the Conditional Use not be approved pending additional information on the following four points; respect of the Willistown Boundary, re-design of the building for underground parking; excessive development of a small lot; and a plan submitted for a residential development not an office. There was no second to Mr. Bibbo's motion.

Mr. Purcell made a motion, seconded by Ms. DeWolf, to recommend Conditional Use Approval, Tract 2003-11, for Professional Office in R3 conditioned on consideration of adjacent use in Willistown and appropriate buffers for that use. Motion approved -Verdiani, Purcell, DeWolf, Adler, Flynn. Against - Bibbo.

Tract 2003-2 Liberty Square Revised Plan (Kilgarif/Bowers).

Mr. Kilgarif was present to ask for a recommendation to the Board of Supervisors for preliminary plan approval and to address items in CVE's review letter of 6/25/03. The Homeowner documents are being reviewed by Mr. Adams and will be presented with the final plan submission. Mr. Kilgarif will submit a report from his landscaper on the cost of the compensatory plantings. URS has completed an initial review for the sanitary sewer; there are technical issues to be resolved. Mr. Kilgarif has met with the residents of Wild Goose and the Board of the Homeowners Association. The fence is no longer on the plan as the residents prefer a landscape buffer. Mr. Kilgarif will contact the property owner in Wild Goose who has the stormwater easement on their property for permission to use the easement as a courtesy since this is an approved easement.

Mr. Capuzzi said the additional trees that will be taken down have not been counted in the compensatory replacement and need to be addressed. The walking trail has been eliminated from the plan as Westtown has determined that it does not benefit the Township trail system.

Mr. Flynn asked Mr. Kilgarif if he had considered the suggestion in CCPC's review letter to re-orientate the position of the Townhouses. Mr. Kilgarif responded that he and his engineer investigated but the east/west orientation does not work well with the land contours.

Motion (Adler/DeWolf), the Planning Commission recommends that the Board of Supervisors approve the Preliminary Plan for Tract 2003-2, Liberty Square, conditioned on compliance with Chester Valley Engineer's letter of July 23, 2003.

Public Comment. None at this time.

Unanimously approved.

Tract 2003-10 TAG Builders. Parallel Road and 202 Frontage Issues. Present for the developer were Tom Galbally and Don Heuser. Mr. Verdiani advised the Commission that Al Giannantonio, from Yerkes,

the Township's Engineer on this project, has a conflict with our meeting date and was unable to attend this evening. In response to the PC's request at the last meeting, Mr. Heuser presented two overlays for possible development of the 202 frontage of this tract which would be separated from the residential portion by the connector road. The first overlay depicted three additional single family dwellings at the east end of the residential cul-de-sac road. In this scheme the connector road is closer to Route 202. The second alternative retains the previous alignment of the connector road and develops the 202 frontage as a low impact office complex, perhaps 20,000 sq. ft. with parking for 100 cars. The design incorporates the 120 foot future right-of-way for Route 202.

Mr. Flynn, Mr. Verdiani, and Ms. DeWolf expressed concern about the design of the Stetson jughandle, the West Pleasant Grove intersection, and the coordination with the connector road on the Crebilly tract. Mr. Bibbo said he prefers the residential development which would not increase the traffic. Mr. Pavelchek advised the applicant that the Parks Advisory Group does not feel that dedication of a trail on this tract would fit into the Township Trail system plan. Chairman Verdiani thanked the Galbally group for preparing the overlays.

Mr. Adams commented that Mr. Capuzzi and Mr. Zabawski should be directed to review the road/traffic issues as a Master Plan is needed now, before any subdivision plan is presented for the Orvis or Crebilly tracts. PC and consultants agreed that right-of-way for the connector road on the Orvis tract should be acquired by the Township with the initial application as proposed by the developer. Ms. DeWolf would like to see a Master Plan for the road on the Crebilly tract as well.

Public Comment. Mr. Pavelchek said he feels a plan is needed before PennDOT widens Route 202 as the access to W. Pleasant Grove Road may be closed.

Tract 2003-1 O'Brien Shiloh Road Revised Sketch Plan. Mr. O'Brien presented a revised sketch plan for a two lot subdivision, with a shared driveway, on his property located at 1007 Shiloh Road. He would like to move forward with the preliminary plan if the Commission feels this plan is acceptable. Mr. Capuzzi said there is still a zoning issue because of the required minimum lot width at the setback line. Mr. O'Brien questioned if this means that the property is not sub dividable. PC discussed alternatives available.

Tract 2003-12, WEGO Building, Recommendation of Approval to Board of Supervisors. Mr. Capuzzi presented the preliminary/final plan to the Commission stating that the plan complies with all requirements for submission. The Police Commission would like to award the construction bid in October with completion in 2004. Mr. Capuzzi stated that with the proposed revised parking area in the rear, the Township Building will have 53 parking spaces. The police department will have 60 spaces, the majority of them in a gated area. The Commission expressed their feelings that there will not be enough parking for the Stokes Assembly Hall when there is a well-attended meeting. Mr. Bibbo said he felt that Westtown, as the applicant, should be required to comply with the parking ordinance the same as a developer. Mr. Capuzzi stated that the parking is in compliance with the square footage of the Township building unless you base the calculations on simultaneous full usage of the Township Office and Assembly Hall, an infrequent occurrence. PC again mentioned possible use of the reserve parking area the Township acquired from Sunrise. Mr. Adams commented that since the plan complies in respect to the parking it seems premature to consider using the reserve parking area which might be used for future growth by the police department.

Motion (Purcell/Bibbo), the Planning Commission recommends that the Board approve the Preliminary/Final Plan for Tract 2003-12, the Westtown-East Goshen Police Building with the condition that the undeveloped land will be used for overflow parking.

Public Comment. None at this time.

Unanimously Approved.

Zoning Ordinance Amendments, John Snook Memo. Mr. Adams advised the Commission that a draft of the revisions to the AC/O district was delivered to the Crebilly representatives who requested that discussion of this section be deferred as they could not attend this evenings meeting. Mr. Snook reviewed the highlights of this memo with the Commission.

Mr. Snook noted some significant changes to the AC/O pertaining to the setback requirements which will now vary with the height of the proposed buildings. Restrictions on the acreage not used for corporate development are proposed. There would be no corporate development on S. New Street. The overall effect of the revisions is to enhance the development value of the arterial road frontage of the designate tract while retaining the protective elements relating to areas adjacent to existing and future residential properties. This might also increase the opportunity for conservation easements on the remainder of the tract. The proposed minimum set back from any existing public street or highway would be 100 feet or 6 times the height of the building whichever is greater. The minimum setback from S. New street would be not less than 800 feet. The setback from any existing residence would be 300 feet. The setback for any parking structure from an existing public street or highway would be 150 feet or 6 times the height of any parking structure, which ever is greater. The intent of these changes is to put the parking behind the buildings. These setbacks are less that those proposed in the original AC/O. The revision proposed 20% building coverage and 45% impervious coverage, which is a reduction from the 50% impervious in the old ordinance.

PC expressed concern relating to requirements for the Master Plan and possible “piecemeal” development and discussed the effect of requiring a minimum tract of 100 acres vs. the proposed 50 acre. This section will be re-examined. Ms. DeWolf questioned the references to public water and sewer as possible SPI’s. Mr. Snook will rewrite so to eliminate the inference that Westtown will require public sewer on this sight. There was a general discussion of density to be permitted in terms of adult community, mixed residential and office development and what such development would look like on the Crebilly tract. Ms. DeWolf does not feel it is possible to judge the suitability of the density numbers based on the currently available information and would like visual presentations. Mr. Snook and Mr. Adams indicated the revisions reflect discussions with the affected property owner. PC will continue discussion of this matter when comments from property owners are available.

Public Comment Non-Agenda Items.

Walter Pavelchek, S. New Street, said it appears there is more concern about how development will appear to traffic driving by the site than to the residents who live there, and asked the PC to put themselves in the place of those residents. He cited the example of the Barnview Lane residents and the placement of the Bayard Rustin High School. He also said he feels the owner of the property that is being re-zoned needs to be taken into consideration.

Adjournment. Motion (Purcell/Flynn). Unanimously approved.

Respectfully Submitted,

Elaine L. Adler
Secretary to the Planning Commission