

# WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall  
1039 Wilmington Pike, Westtown Township  
September 3, 2003 7:30PM

**Present:** Chairman Don Verdiani noted the following members present; Commissioners Nick Bibbo, Elaine Adler, Kevin Flynn, Carol DeWolf and Mark Purcell; Mary Paumen has resigned from the Commission as she has moved from the Township. Also in attendance were Township Manger Robert Layman; Township Engineer Angelo M. Capuzzi; and six guests and those mentioned below.

## **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**

The minutes of the Planning Commission meeting of July 23, 2003, were approved with correction of a typographical error in the title date (KF/CD- unanimous). The minutes of the unofficial Planning Commission meeting (no quorum) of August 20, 2003 were approved (KF/DB – In favor, Verdiani, Flynn, Adler, Bibbo, Purcell. Abstain, DeWolf). The meeting scheduled for August 9, 2003 was cancelled as there was no agenda.

## **Announcements.**

West Chester Regional Planning Commission. Carol DeWolf announced the WCRAPC was seeking funding for a traffic assessment study of the general West Chester Area.

Board of Supervisors. Don Verdiani reported on the September 2, 2003 meeting. The Final Plan for Tract 2002-6, the Bayard Rustin High School has been approved, the Board and the School District having come to an agreement on contributions to the upgrading of Shiloh Road. The Conditional Use Hearing on Tract 2003-11, Donnelly Office/West Chester Pike, was left open until the issue of variances was clarified. Mr. Verdiani also reported on the 9/3/2003 meeting of Westtown staff, Commissioners, emergency management, and police to discuss the 926 Road Closing for replacement of the Singing Bridge.

## **Old Business:**

**Planning Commission Membership.** The Planning Commission decided not to recommend a change in the number of members. Following a discussion of the merits of changing the present Wednesday meeting day, it was decided to make no changes at this time. Advertisement for applications from those interested in serving on the Commission will be placed in the newspaper as well as on the website and in the Westtown newsletter.

**Tract 2003-2 Liberty Square Revised Plan (Kilgarif/Bowers).** Present for the developer were Mr. and Mrs. Joseph Kilgarif, and Patrick Kilgarif. Patrick Kilgarif indicated that all changes requested in the CVE letter of 8/12/03, the URS letter of 8/18/03 would be made on the plan which will be submitted to the Township Engineer on 9/4/03. The landscaping revisions requested by the PC at the last meeting will also be included.

PC received FAZ memo dated 9/2/03 relating to road and traffic issues. The developer agreed to include the section of sidewalk recommended by Mr. Zabawski. PC also recommended additional signage on South Concord Road as suggested by Mr. Purcell.

PC re-affirmed its previous recommendation that the developer should install a landscape buffer, not fencing, between the new project and Wild Goose. A fence will be installed between the Liberty Square project and West Goshen Sewer Authority as described in the letter from John Scott dated 9/2/03. Mrs. Kilgarif reported that the planned meeting with Mr. Zurawski, 913 Pickett Way, concerning the storm water easement which the PC had recommended, was postponed as Mr. Zurawski was on vacation.

Paul Angiolillo, Pickett Way, speaking on behalf of the Wild Goose Farm HOA, said that the legal matters between the HOA and the original developer of Wild Goose Farm were not resolved. The matter has been referred to a different attorney Mr. Angiolillo personally had no objection to the Liberty Square project. He further suggested additional sidewalk connecting Pickett Way to the Liberty Square sidewalk.

Motion (EA/DB), the Planning Commission recommends that the Board of Supervisors approved the Final Plan for Tract 2003-2, Liberty Square, with the following conditions:

1. Compliance with the FAZ memo dated September 2, 2003.
2. Compliance with the Fire Marshal's memo of August 19, 2003.
3. Compliance with the Chester Valley Engineers letter of August 12, 2003
4. Compliance with the URD letter of August 18, 2003.
5. Revision of the landscaping plan in accordance with the Planning Commission recommendations of August 20, 2003.
6. Revision of signs on South Concord in accordance with the Planning Commission recommendations of September 3, 2003

Public Comment.

Paul Angiolillo, 935 Pickett, reiterated his concerns about speeding traffic on South Concord Road.

Unanimously approved.

**Tract 2003-10, Tag Builders (Orvis).** Present for the developer was Attorney Wendy McClain, who presented a revised sketch plan as suggested by the Planning Commission. This sketch shows the 202 frontage as a lot in the subdivision separated from the section to be developed as residential by the proposed right-of-way for the parallel road. Ms. McClain also submitted a narrative describing the proposed use of the 202 frontage lot and of the project's open space during the construction phase.

At the prior PC meeting, the Commission had indicated agreement with the concept of allowing a nursery use of the open space and continuance of the existing nursery business on the 202 lot but asked for a narrative. During the discussion of the narrative, the PC suggested additional items including prohibition of retail sales, restriction of truck traffic hours and access, and operating restrictions (including a buffer) to protect the new homeowners. The Commission is concerned that the continued nursery use not adversely impact the open space so as to preclude its eventual use as a naturalistic, passive open space. The condition of the open space would be specified during the final plan review.

The developer proposes to dedicate the land necessary for the parallel road, but has not included any SPI bonus for actual construction of the road which is not part of his proposal. PC will request clarification from the Board and Township Solicitor on the developer's obligation to construct this road. The present plan shows a 50 foot right-of-way. There was discussion of the possible necessity of additional land at the north and south ends of the road to allow for proper connections, and of a 60 foot right-of-way for a collector road.

The PC also reminded Ms. McClain that adjacent residents had expressed concern about buffering from the impact of headlights and traffic on the new residential street and about drainage from the northwest corner of the tract.

Motion (KF/MP), the Planning Commission supports the application of TAG Builders for a Conditional Use, Flexible Development of Tract 2003-10, the Orvis tract. The Commission has reviewed the most recent sketch plan which calls for the development of 35 residential lots and the continued agriculture/nurs-

ery use of the existing buildings on the 202 frontage of the tract with the conditions and qualifications outlined in the developer's narrative and cited in the minutes of this meeting. Specifically, the Commission recommends control of the agriculture/nursery operation including hours, traffic, and buffers for the residential uses and regulation of the agricultural use of the project open space so that its impact does not preclude eventual use of that space as a naturalistic, passive recreation area.

Public Comment. None at this time.

Unanimously approved.

**Tract 2003-6, Westminster Presbyterian Church.** Representing the church, Ed McFalls presented the revised plan. This plan for expansion of the church parking lot and creation of a new limited use driveway is not a land development but does require an Erosion Control permit and review by the Planning Commission and the Board. Mr. McFalls noted that sidewalk had been added as suggested by the Commission. He reiterated that the new driveway would be "exit only", and used only during the between service periods on Sunday. The Zoning Hearing Board has granted a variance for the impervious cover in excess of that permitted by Ordinance.

Motion (DB/KF), the Planning Commission suggests the Board approve the Parking Lot Expansion Plan subject to a final review by the Township Engineer.

Public Comment. None at this time.

Unanimously approved.

**Chester County Landscape Revisions.** The Commission had no comments. None of the proposed changes affect Westtown Township.

Public Comment. None at this time.

**Adjournment.** 9:50PM (EA.KF).

Elaine L. Adler  
Planning Commission Secretary\_