

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
October 8, 2003 - 7:30PM

Present: Vice Chairman Kevin Flynn noted the following members present; Commissioners Nick Bibbo, Elaine Adler, Carol DeWolf and Mark Purcell. Also present were Township Manager Robert Layman; Township Engineer Angelo M. Capuzzi; three guests and those mentioned below.

Call to Order and Pledge of Allegiance.

Mr. Flynn 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 September 17, 2003, were approved as submitted (MP/DB- unanimous).

Announcements.

Elaine Adler stated that an offer of extension of the review period to March 31, 2004, had been received from the attorney for the Riley Subdivision, Tract 2000-14.

Mr. Flynn requested a review of the projects currently before the Planning Commission. Ms. Adler reviewed the status of the sixteen projects per the report dated 10/7/2003 noting that 2002-6, Bayard Rustin High School, 2003-2, Liberty Place, 2003-3, McCool, 2003-6, Westminster Presbyterian Church Parking Lot Expansion, and 2003-12, the Westtown Township Police Building, were complete. The Conditional Use Hearing for Tract 2003-10 remains open waiting for additional information from the applicant. Tract 2002-9, SS. Simon & Jude is on the PC Agenda for this evening. Tract 2003-7, Crebilly Farm, has an "indefinite extension". Tracts 2003-1 O'Brien, 2003-8 Thompson and 2003-9 Happy Harry Pharmacy are still sketch plans. The Conditional Use Hearing for 2003-11 Donnelly Office Building remains open while the applicant considers a variance application to the Zoning Hearing Board. The Preliminary Plan for Tract 2000-9, McCawley Senior Apartments has been approved; the Final Plan has not been submitted. The Board approved the Financial Subdivision of Tract 2001-8, Jefferson Bank and Office, in June permitting construction of the bank building to begin. Tract 2001-8, Westtown Village-Bank, was approved, but has not been recorded; the applicant has inquired about possible revision.

Mark Purcell reported on the Board meeting October 6, 2003. The Board conducted a Conditional Use Hearing for Tract 2003-10, TAG Builders (Orvis). Mr. Purcell indicated that in the absence of Donald Heuser, land planner, there were some unanswered questions relating to density and that the Board expressed some concern about only one entrance to the project and the various issues surrounding the parallel road. The Conditional Use Hearing remains open for resolution of these issues.

Mr. Purcell also advised the Board that the Commission was interviewing applicants for the PC vacancy this evening.

Mr. Layman reported that the Singing Bridge would be closed as of November 10th. The signs will be posted at the end of October.

Ms. Adler also announced that the Township Holiday Party would be held on December 15, 2003, at the Township Administration Building, starting at 6PM. PC members and their families are invited.

Old Business:

Tract 2002-8, SS. Simon and Jude: Present for the applicant were John Gallen, Project Manager, Ron Avellino, Business Manager, and Jim Mazeika, Site Engineer. PC received Chester Valley Engineers review letter dated 9/22/2003, FAZ Associates memo dated 10/3/2003, and the Fire Marshal's memo dated 9/22/2003. Mark Purcell stated that as a member of the SS Simon and Jude Parish he was recusing himself from the deliberations on this plan.

Mr. Gallen announced that since the PC saw the sketch plan for this project, the Zoning Hearing Board has granted the requested variances, the emergency access to the lower level has been added to the plan, site lighting has been revised, stormwater management has been coordinated with the Jaguar dealership to the west, and traffic studies have confirmed feasibility of using the part time Route 352 driveway. He indicated the church's general willingness to make the revisions listed in the CVE letter and Fire Marshal memo, but asked for clarification of the driveway waiver, loading dock, and sewer line requirements. Mr. Capuzzi had no objection to the driveway slope waiver as the driveway would only be used part time and under controlled conditions. Regarding the "loading dock" requirement, Mr. Capuzzi indicated that a "designated loading area" could be accepted. Mr. Mazeika asked if the agreement between the church and the Jaguar dealership covering the sewer easement, maintenance, etc. would suffice for item General Comment 3 on page 5. Mr. Capuzzi explained that once the two laterals joined, the line becomes a public sewer. This sewer line must have a 20 foot easement shown on the plan and be dedicated to the Township.

Mrs. Adler will send Mr. Mazeika a copy of the plan marked by the Fire Marshal to indicate required fire lanes.

Mr. Bibbo reminded the Commission of prior discussions relating to sidewalk connections between the church and other West Chester Pike properties. There has been concern about church goers parking in the Market Place lot and walking along West Chester Pike. The intervening property, the Jaguar dealership, has escrowed money to build a sidewalk if a sidewalk plan is developed for this entire area. Mr. Capuzzi suggested that the church might agree to build a sidewalk on its property under the same circumstances.

Mr. Gallen suggested that the church would prefer to wait for the remaining reviews from Chester County Planning Commission and URS before revising the plans to conform to the CVE and Fire Marshal's recommendations. He also indicated the church would consider the "future sidewalk" concept. The Planning Commission will consider this project again at the meeting on November 5th. The Commission must act on this plan by December 3rd, the Board must act by December 15th.

Mr. Gallen indicated that the agreements with the property owners to the south relating to stormwater easements have not been completed. PC advised that the church should make every effort to complete these agreements prior to Final Approval.

PC Membership: The PC conducted interviews with applicants for the vacancy prior to this meeting and will meet in executive session following the meeting to discuss its recommendation to the Board of Supervisors.

Public Comment. None at this time

Adjournment. 8:20PM (EA/MP).

Elaine L. Adler
Planning Commission Secretary