

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE
JANUARY 22, 2003 7:30PM**

Present: Chairman Donald L. Verdiani noted the following members present; Commissioners Elaine L. Adler, Carol DeWolf, Mary Paumen, Kevin Flynn and Mark Purcell; **Absent:** Domenico M. Bibbo. Also in attendance were Township Engineer Angelo M. Capuzzi and 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 (January 8, 2003).

On the motion of Ms. Paumen, seconded by Mrs. Adler, the Planning Commission unanimously approved the minutes of January 8, 2003.

Mrs. Adler stated the transcribed minutes of all Board and Commission meetings will be posted on the Township website as draft minutes until approved.

Announcements.

Mrs. Adler reported on the January 21, 2003 Board of Supervisors meeting. She stated that the Board had granted Preliminary Plan approval to Mr. McCawley for the "Fountains at Westtown" conditioned on the Planning Commission's letter of January 15, 2003. She also stated that the proposed amendments to the Zoning Ordinance would be re-advertised for possible adoption on February 18, 2003. The Township consultants will be meeting to review comments received from the Robinson Family and Westminster Church. A revised black line version of the amendments with the most recent revisions is available for review.

Mrs. Adler advised the Commission that two Conditional Use Applications have been received. She stated that Mr. Luzi, 606 Spring Line Drive, is asking for relief to build an accessory dwelling unit for a handicapped relative. The dwelling unit even under the proposed zoning changes exceeds the acceptable percentage allowable for the addition. The second Conditional Use application was submitted by the Robinson Family for an active adult community on Crebilly Farm. Mrs. Adler stated the application was submitted under the AC zoning and copies of the plan are available for review. Ms. DeWolf asked if the proposal is for the whole tract. Mrs. Adler responded yes that it includes the property on the West side of S. New Street. Mrs. Adler also reported that during the public comment period of the Supervisors meeting a resident of N. Deerwood Road expressed his concern on the proposed widening of Tigue Road. She stated that the resident was advised that this is the first knowledge the Township had of the realignment. Mrs. Adler said the proposed realignment is to widen Tigue Road to four lanes from Route 202 to S. New Street. Ms. DeWolf stated this would bring the road through a protected area. Mrs. Adler said the proposal is to bring the road south to Westtown's border in order to avoid the protected area.

Mr. Verdiani recommended attending the Planning Commission seminar to be held at the PSATS convention in April. Mrs. Adler requested the Commissions contract Helen Greer at the Township office if they wish to attend.

Old Business:

There was no old business at this time.

New Business:

Tract 2003-1- John O'Brien Sketch Plan – Shiloh Road R1 – Single Family Subdivision.

In attendance were John O'Brien, property owner and Jim Cherry, architect.

Mr. O'Brien presented a sketch plan to the Commission for a three lot subdivision for a 5.6 acre tract located at 1007 Shiloh Road. He stated that he and Mr. Cherry would like to build their own residences on two of the lots and leave the third lot as open space. Mr. O'Brien said they would like the road to be a private drive but the sketch plan shows road improvements and the storm water management necessary if the road was to be dedicated to the Township. He also mentioned that any proposed road improvements to Shiloh Road for the new high school would have to be taken into consideration for their plan. Mr. Cherry advised the Commission they were looking for direction in how to proceed with the subdivision. He stated he feels that only two homes with a shared driveway would be a minimal impact on the property.

Ms. DeWolf asked about the stream on the property and also if there were any steep slopes. Mr. O'Brien responded that the stream starts at a spring and is a natural runoff and there are no steep slopes on the property. Ms. Paumen stated that there should be a plan restriction that once the property is subdivided into three lots it can not be further subdivided.

Mr. Capuzzi stated that the configuration of the three lot subdivision on the sketch plan does not conform to the Township's zoning because of the accessory building on the existing one acre tract. The Commission suggested other configurations and the possibility of a shared driveway. The Commission also suggested providing access to the existing house from the new road or shared drive. Mr. O'Brien will explore the options presented by the Commission.

Tract 2003-2 Guy Bowers, South Concord Road – Sketch Plan, MU Small Lot Subdivision.

In attendance were Guy Bowers, property owner, and Joe Kilgarif, contractor.

Mr. Bowers said he has been seriously considering moving his sawmill operation since Wild Goose Farms was developed. He stated that he feels the most logical use for his property would be a continuation of the Wild Goose Farms concept. He also stated that he will need a variance as he does not meet the minimum 10 acre requirement for the development. Ms. Paumen asked the amount of acreage involved. Mr. Bower stated he has 5.3 acres which includes his parents home that he purchased several years ago.

Mr. Kilgarif reviewed the sketch plan with the Commission. He stated that the houses will be stone with a two car garage. Ms. DeWolf asked if there is more variation to this plan than the homes in Wild Goose and would like the garages not to be visible. Mr. Kilgarif said the homes will be a different quality and variety than Wild Goose. The garage will be in front but the use of stone and gingerbread will give a difference appearance. Ms. Paumen asked the square footage of the houses. The homes will be 2,500 square feet on a lot size of 50' X 100' with a 20' side yard. Mr. Kilgarif said the area in the center of the development will be open space with a children's play area. This will be common ground to be owned by the home owners association. Mr. Verdiani stated it appears the topography supports this development which will be bordered by Wild Goose and the West Goshen Treatment plant. Mr. Capuzzi discussed the feasibility of connecting to the Wild Goose Farms sanitary system. Mr. Flynn stated that public water which is available from PSWCO on S. Concord Road. Mr. Kilgarif said they are proposing to buffer the sewer plant by fencing the whole development.

Mr. Verdiani reminded the applicant that there are light industrial uses in the MU district which could be considered for this tract. Mr. Bower said he felt it was wiser to considering staying with a residential development for the property. Mr. Bower said he was advised to also present the sketch plan to the Board of Supervisors before he applies to the Zoning Hearing Board. Mr. Verdiani advised Mr. Bower if he receives approval to pursue the development the Commission will be glad to work with him.

Tract 2003-3 Andrew McCool, Stable Lane – Sketch Plan, 2 lot, R1, Single Family Subdivision.

Mrs. Adler advised the Commission that the property, located at 1064 Stable Lane, consists of a barn and tenant house which were originally part of Plumly farm. She stated that Mr. McCool would like to renovate the barn for a second dwelling. Under the revised zoning ordinance a lot is limited to one principal use. The second dwelling would not be permitted. Mrs. Adler stated that to correct this situation Mr. McCool would like to divide his property into two lots. At the present time the lot is non-conforming in an R1 Zoning District and no feasible way for Mr. McCool to divide the lot to meet all ordinance requirements. Mrs. Adler stated that Mr. Adams feels the Commission should review the plan now before any variances are applied for. Mr. McCool said he has four acres which he feels is sufficient to do this. He also advised the Commission that four homes use his driveway access.

The Commission reviewed Mr. McCool's plan for the barn conversion. Mr. McCool stated that the barn is over 150 years old and the plan is to expose the stone and keep the siding as board and batten. Mrs. Adler asked about the location of Mr. Benner's driveway. Mr. McCool said the Benner's only access is through his property and that Mr. Litman, 1065 Stable Lane, has an access through the front of his property. It is not possible to provide the required street frontage for two lots. Mr. Capuzzi stated that both lots should have street frontage in order to have access to public utilities.

Public Comment Non-Agenda Items.

There was no public comment at this time.

Adjournment.

The motion to adjourn made by Ms. Paumen, seconded by Mr. Flynn, was unanimously approved.

Respectfully Submitted,
Elaine L. Adler
Planning Commission Secretary