

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE
April 23, 2003 7:30PM

(The meeting was not taped due to a malfunction in the recording system)

Present: Vice-Chairman Kevin Flynn noted the following members present; Commissioners Elaine L. Adler, Carol DeWolf, Mark Purcell and Domenico Bibbo; **Absent:** Mary Paumen and Don L. Verdiani. Also in attendance were Township Manager Robert Layman and Township Engineer Angelo M. Capuzzi. There were four guests in attendance.

Call to Order and Pledge of Allegiance.

Vice-Chairman Flynn led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Adoption of Agenda.

Mrs. Adler stated that the applicant for Happy Harry's asked to be removed from the Agenda this evening. The agenda was adopted as revised.

Approval of Minutes (March 19th, 2003).

Ms. DeWolf stated that she felt the minutes did not include enough of the discussion with Mr. Adams on additional revisions to the zoning ordinance. Mrs. Adler said the nature of the discussion was such that it was not feasible to summarize individual topics and opinions. She suggested that in the future if a Commission member has a strong opinion, summarize that opinion and request that their comments be included in the record.

On the motion of Ms. DeWolf, seconded by Mr. Purcell, the minutes of March 19, 2003 were unanimously approved.

Announcements.

Mr. Bibbo asked that a discussion of his Memo on "bonus provisions" be added to the Agenda.

Mrs. Adler advised the Commission that the seven year review of the Agriculture Security Area required by the County is due. She suggested that the Planning Commission and the Agriculture Security Committee have a joint review at the Commission's meeting on May 7th, 2003. Mr. Layman will contact the Agriculture Security Committee members to attend the meeting on the 7th.

Ms. DeWolf reported on the April 22nd Board of Supervisors meeting. She stated that a Conditional Use Hearing was held for the West Chester Area School District concerning precautionary slopes. Mr. Adams will be drafting the Opinion for the Board. She also stated that Mr. Pavelchek, Parks Advisory Group, expressed his concern that the Township could lose the Parks Grant funding in the amount of \$106,000 unless the park improvements were completed by November 16th, 2003. It appears that URDC is not completing the bid specifications in a timely manner. Ms. DeWolf reported that the West Chester Regional Planning Commission is considering a traffic circulation needs assessment for the West Chester Area.

Old Business:

Tract 2003-2 Bowers, Recommendation to Board for Requested Conditional Use – Townhouses.

Mrs. Adler stated that the Board will hold a Conditional Use Hearing on April 30, 2003 to consider a small lot subdivision in the MU district for townhouses on the Bower tract. She stated that Mr. Bower is proposing 20 townhouses on five acres which is allowed as a Conditional Use in the MU district. She also stated that a land development plan has not been submitted for the property only sketch plans.

Mr. Capuzzi stated that he has spoken with Mr. Bowers engineer's who has surveyed the property and should have a more detailed plan at the Conditional Use Hearing.

Mr. Flynn stated that he feels it is difficult to make a recommendation to the Board of Supervisors without seeing a land development plan for the Townhouses.

Ms. DeWolf stated when Mr. Bower petition the Zoning Hearing Board for a small lot single family subdivision the Commission had recommended allowing the residential use on the five acres.

Mr. Flynn made a motion, seconded by Mr. Bibbo, to recommend approval of townhouse use for the Bower tract but to not recommend any plan approval at this time. Mr. Flynn asked for public comment. There was no public comment at this time. Unanimously approved.

Bridge Repair and Construction Schedule.

Mr. Layman stated that he met with PennDOT concerning the Westtown Road Bridge. The bridge is under emergency repair status but realistically repairs will not be completed until 2005. He also stated that the bridge will be reconstructed with steel but if requested by the Township stone facing will be used. The bridge will be widened to 26 feet. If the Township wants to keep the current width of 18' PennDOT will require that Westtown Road and the bridge be turned back to the Township. Ms. DeWolf stated she felt a historic review should be required before the bridge is reconstructed as the bridge is of historic value to the Township and neighboring areas. Mr. Capuzzi stated a review would slow down the reconstruction process. Mr. Flynn said he felt that bridge should be expanded to 26' due to the future high school traffic. Mr. Purcell asked if a public hearing could be held with PennDOT concerning the bridge reconstruction. Mr. Capuzzi said there is no reason for a public hearing as PennDOT has already decided on a concrete bridge. He also stated that if the Township wants an arch bridge and stone facing they cannot delay in making this request to PennDOT. Ms. DeWolf asked about installing a temporary road during construction. Mr. Capuzzi stated that this would be cost prohibitive.

Ms. DeWolf asked that the record be noted that she has concerns with the historic nature of the bridge. She believes that any design for reconstruction of the bridge should respect historical integrity of the existing bridge.

Mr. Flynn and Mr. Purcell both expressed their concerns that the closing of the three bridges will greatly impact the response time of the emergency services in the area. Mr. Layman stated that the fire and ambulance companies are aware of the bridge closings.

Mr. Capuzzi stated that WCASD will be coordinating their Route 926 road improvements with PennDOT's reconstruction of the "singing bridge". Mrs. Adler stated that the signage on Westtown Road should be revised and indicate the reason for the road closure. Mr. Capuzzi advised the Township to contact PennDOT about this change.

Tract 2002-5, Jefferson Center Bank/Office Building. Plan approved 4/2/02.

Mr. McCawley stated that he is here as a courtesy to update the Commission on his plans for the bank. He stated that he is under agreement with Malvern Federal Savings to build a bank on the tract. He is financially subdividing the bank from the office portion of the tract.

Mr. Flynn asked for clarification of a financial subdivision as the approved plan is noted that the tract cannot be further subdivided. Mr. Capuzzi reported that he has spoken to Mr. Adams who is agreeable to the phasing of the bank/office project. He explained that a financial subdivision does not divide the tract but allows for separate financing of the office and bank. He also stated that the Commission might want to consider additional landscaping for the project.

Ms. DeWolf asked if Mr. McCawley had a time line for when the office might be built. Mr. McCawley responded that there is a possibility that the office could be built in the near future.

Mr. Capuzzi reviewed the necessary stormwater improvements for the project.

The Commission expressed its concern that the office tract not be left in the same condition as the tract for the proposed senior apartments. Mr. McCawley was advised that the office tract must be stabilized, grading and seeded. Mr. Bibbo said he felt that a Use and Occupancy permit should not be issued for the bank unless the office tract was stabilized.

Mr. Bibbo made a motion, seconded by Mr. Purcell, to approve phasing of the Jefferson/Bank office project conditioned on the following:

1. Revision of the landscaping and grading plan conditioned on approval of the Township staff.
2. The bank parking must be completed according to the approved plan.
3. The traffic circulation plan pertaining to the bank/office project must be completed according to the approved plan.

The Planning Commission unanimously approved the motion.

Memo Bonus Density

Mr. Bibbo commented on his memo concerning bonus density that was read into the Planning Commission record on March 5, 2003. He stated that he feels bonus density is counter-productive and the overall concept is not acceptable to him. He would like bonus density deleted from the Zoning Ordinance.

Ms. DeWolf stated that bonus density is part of the SPI's for the Crebilly tract and was an on going discussion during the zoning ordinance revisions. Mrs. Adler commented on bonuses as an integral part of the flex development concept.

Planning Commission members will prepare "position" statements on this issue prior to the scheduled June 4, 2003 discussion on Zoning Amendments.

Public Comment Non-Agenda Items.

There was no public comment at this time.

Adjournment.

On the motion of Kevin Flynn, seconded by Mark Purcell, the meeting was unanimously adjourned at 9:50Pm.

Respectfully Submitted,
Elaine L. Adler
Secretary to the Planning Commission