

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE
JULY 9, 2003 - 7:30PM**

Present: Planning Commission members Vice Chairman Kevin Flynn, Nick Bibbo, Mark Purcell, and Elaine L. Adler. **Absent:** Don L. Verdiani, Carol DeWolf and Mary E. Paumen. Also in attendance were Township Manger Robert Layman; Township Solicitor Robert F. Adams, Township Engineer Angelo M. Capuzzi, Consultant John Snook of the Brandywine Conservancy, nine 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 revised.

Approval of Planning Commission Minutes

The minutes of the meeting of June 18, 2003 were approved with the changes made between the draft and the final version. Motion (Purcell/Bibbo). For Flynn, Purcell, Adler, Bibbo.

Announcements.

Elaine Adler reported on the Board of Supervisors meeting on Monday, July 7, 2003, at which the Board conducted its first discussion of the Final Plan for the Bayard Rustin High School, Tract 2002-6. The plan presented by West Chester Area School District reflected several revisions made since the Planning Commission review, the most significant being the removal of the parking lot and restroom facility from the Dunning Drive playing fields which the District now proposes to use as practice fields only. Ms. Adler noted that several Dunning Drive residents and Thornbury residents were present to make their concerns known. Supervisor Genzano strongly suggested that the WCASD further study the safety aspects of off-set intersections, T intersections and four-way intersections.

Tract 2003-2, Liberty Square. Present for the developer were Builder Joseph Kilgarif, Engineer Chris DellaPenna, and Guy Bowers. PC received Chester Valley Engineers' (CVE) review letter dated 6/23/03, the Fire Marshal's memo dated 6/24/03, and Chester County Planning Commission's review letter dated 7/10/03. Mr. DellaPenna indicated that the applicant would comply with the CVE letter except as discussed below. Mr. Kilgarif proposed to build 20 townhouses on the five + acre parcel. Interior roads will be private, maintained by a homeowners association.

PC indicated recreational open space designated as children's play area should be fenced for safety reasons. PC did not recommend fencing the perimeter of the entire site preferring to see more extensive use of landscaping for buffering. Applicant plans to meet with neighbors shortly to discuss this matter.

Mr. DellaPenna said the applicant will ask for relief from the requirement of dedication of additional right-of-way as it is inconsistent with the rest of South Concord Road. South Concord is a collector road requiring a 60 foot right-of-way (30 foot from the centerline), however, the additional five feet was not required at the time of the Wild Goose subdivision. During the discussion Solicitor Adams commented that Township could permit the developer to base his setbacks on the lesser right-of-way in return for the additional right-of-way dedication which the Township might otherwise not be able to require. The developer was agreeable as long as he was not penalized in terms of setbacks. Mr. DellaPenna asked if the Township would consider reducing the size requirement for trees from 3.5 inch as the larger trees are difficult to locate and do not produce better results in the long run. Mr. Capuzzi suggested costing out the landscaping using the required size and then offering the Township an equivalent value composed of smaller shade trees and an increased number of other shrubs.

Mr. Flynn asked the developer to comment on the following for the next PC meeting:

1. Consider the Chester County Planning Commission suggestion to rotate the townhouses 90 degrees.
2. Consult the Park Advisory Group concerning the recreation area and trail issue.
3. Prepare a revised landscape plan based on the increased number of plants and smaller trees.

Mr. Purcell verified that the building separation was based on building plans with no fenestration on the facing elevations and that lighting would be provided on the perimeter road. He also asked for better illustration of the elevations of the buildings and more information on the type of fencing. Mr. Kilgarif indicated his belief that the Board preferred to see landscaping rather than fencing. PC members recommended fencing for security around a play area and perhaps along the sewer plant frontage but otherwise concurred with the Board.

Carol Noone, 633 Pickett Way, commented on the increased traffic, and the difficulty of entry on South Concord Road. She also noted that the Pickett Lane residents will now have a street directly behind them, and asked that the Township consider the impact of this project on the neighbors.

Mark Ciarrocchi, 911 South Concord Road, asked for clarification of the status of sewer planning and the approval process for this project. He asked for more information on the zoning for townhouses as he was not aware that they were permitted in this area. Solicitor Adams explained that the developer had originally applied for a variance to build a "Small Lot Subdivision" on this five acre tract in the MU District where ten acres were required for that use. When it became apparent that the Zoning Hearing Board would not grant that variance, the developer withdrew his application. He then applied for a Conditional Use to build townhouses on the five acres. This is a use which has been permitted by the Zoning Ordinance for many years. Mr. Ciarrocchi also asked density calculations.

Paul Angiolillo, 639 Pickett Way, commented on potential increased traffic, traffic speed on South Concord, and safety issues with children and school buses. He was advised to discuss his concerns with the Township Manager.

Walter Meisinger, 629 Pickett Way, asked about traffic issues and was advised to consult Mr. Layman. He also asked about tapping fees and was told that all units in each sewer district pay the same tapping fee which is approximately \$4700.

Tract 2003-10, TAG Builders (Orvis). Mr. Flynn introduced Al Giannantonio of Yerkes Associates who will be serving as Township Engineer on this project as Chester Valley Engineers is the applicant's engineer. Present for the applicant were Tom Galbally of TAG Builders and Bob Heuser of Heuser Design. Mr. Heuser explained that the applicant is beginning the Conditional Use process to develop this tract under the Flexible Development provisions of the Zoning Ordinance. He described the property and the process in detail, commenting in particular on the steep slopes which significantly impact the development and the design of the project. He also noted that the 202 frontage is proposed to be subdivided from the remainder of the tract and is not proposed for development at this time.

Mr. Heuser stated that the base capacity for the property was 32 units. By using all the available density bonuses the maximum density would be 43 units. The 202 frontage parcel is not included in these calculations. The developer proposes to design the proposed connector road from West Pleasant Grove to the Stetson jughandle and dedicate the land to the Township but not build the road. The plan depicts 35 single family homes along a curving road from Pleasant Grove to a cul-de-sac adjacent to the proposed connector road which would be opened when that road is built. The plan also shows an emergency access from this cul-de-sac to Route 202 using the existing Schlaanstine driveway.

PC members indicated they would prefer to see the 202 frontage incorporated in the plan and not left hanging. The builder observed that the parallel connector road creates an opportunity for low impact, non-single family, transition uses. PC also suggested that if the entire parallel road is not built, the cul-

de-sac should be opened and connected to the Stetson jughandle. Following a discussion of the possible alignments for this parallel road, the Commission and Township consultants suggested that the applicant should meet with the Crebilly representatives and Westminster Presbyterian Church both of whom are considering development options at this time. PC recommends a discussion of road alignment options and possibilities which impact all three properties.

The Commission commended the applicant for use of the conservation design process.

Zoning Ordinance Amendments. As the meeting was running late, it was decided not to go into the zoning amendments in detail. John Snook gave a brief summary of the changes proposed for the A/C District, and the concept of inserting the former AC/O District uses into the A/C District with specific criteria that would limit their application to the Crebilly tract.

Craig Kalemjian, attorney for Crebilly, indicated his client's interest in the proposed non-residential uses, but also repeated the concerns regarding the impact of net out provisions and setbacks. Solicitor Adams indicated that those specifications had been modified. Mr. Snook suggested a reduced setback requirements tied to landscaping requirements.

Mr. Snook will prepare a revised amendment package for discussion at the next Planning Commission meeting on July 23rd.

Tract 2003-12, Westtown Police Building. Engineer Capuzzi presented a land development plan for the new police building to be constructed behind the Township Administration Building. The building will be located approximately 70 feet behind the existing building, west of the proposed road connecting the township drive to Garden Circle. There will be a new circulation plan around the Township Building and some existing parking will be moved into the lot in front of the police building. The bid will be advertised September 1st, award is scheduled for mid-October. It is hoped that construction will be completed by December, 2004. PC questioned adequacy of parking for the Township building as the large lot connected to the police building will be gated and inaccessible to the general public attending functions in Stokes Hall. PC and consultants suggested reconsidering parking to make more spaces available to the Township Building, perhaps using the area east of the proposed connector road. PC will send a letter to the Board to this effect.

Public Comment Non-Agenda Items.

There was no public comment at this time.

Adjournment:

The motion to adjourn made by Mark Purcell, seconded by Ms. Adler was unanimously approved (11:00PM).

Respectfully Submitted,

Elaine L. Adler
Secretary, Westtown Township Planning Commission