

**AT A PUBLIC HEARING AND REGULAR MEETING OF THE WESTTOWN TOWNSHIP PLANNING COMMISSION HELD IN THE TOWNSHIP ASSEMBLY HALL, 1039 WILMINGTON PIKE, WESTTOWN, PA, ON FEBRUARY 20, 2002 AT 7:30PM.**

**PRESENT:** Chairman Don. L. Verdiani, Vice Chairman Domenico N. Bibbo, and Commissioners Elaine L. Adler, Carol R. DeWolf, Kevin Flynn, Township Manager Michael A. Cotter, Township Engineer Angelo M. Capuzzi, Director of Planning, Zoning and Code Enforcement Patrick B. Howard

**ABSENT:** Arthur B. Holland, Mary E. Paumen

**ITEM I: CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**ITEM II: ROLL CALL**

Chairman Verdiani noted four members present.

**ITEM III. ADOPTION OF AGENDA**

The Agenda was adopted noting that the Flexible Development R-1 Discussion is rescheduled for a subsequent Planning Commission meeting.

**ITEM IV. APPROVAL OF MINUTES**

Planning Director Patrick B. Howard noted that the minutes sent to the Commissioners in their packets were to be considered a draft because of grammatical changes that were made to improve readability and to more accurately reflect the content of the last meeting. With the understanding that no substantive changes were made, and there being no additions or corrections, Chairman Verdiani recommended that the final copy of the minutes of the February 6, 2002 Planning Commission meeting be approved. There being no objections, the minutes were approved.

**ITEM V. REPORTS**

**Staff.** Township Manager Michael Cotter stated that progress has been made regarding the New High School Committee. Chairman Verdiani asked about the Forestry Management meeting mentioned in the Manager's Perspective. Township Manager Cotter stated that he and Roadmaster Mark Gross and Assistant Roadmaster David Woodward met with Laurie Albrecht, an expert on invasive weeds; Julianne Byson of the Penn State Agricultural Extension Service; and Duane Green, a PA Bureau of Forestry Stewardship Program consultant. The purpose of the meeting was to discuss an integrated restoration forestry/invasive weed management program for Oakbourne Park.

**Board of Supervisors Meeting, February 19, 2002.** Commissioner Carol DeWolf reported. Police Chief John Dumond announced that three police officers would be promoted.

The Chief also discussed the speed monitor. Township Solicitor Robert Adams discussed three deeds from the Chesterfield II development, and dedication and acceptance of those. Township Engineer Angelo Capuzzi discussed the escrow on Chesterfield II and Green Lane Village. The construction update made mention of a pre-construction meeting for the Chesterfield II project. Township Manager Michael Cotter gave the financial report and Commissioner DeWolf gave the Planning Commission report.

**West Chester Regional Planning Commission.** Commissioner Carol DeWolf reported. The next meeting will be Thursday February 28, 2002 at the West Chester Borough Hall. The group has met and has divided up some tasks. The two things that the group is concentrating on are: (1) a water conservation program, which already has someone assigned to; and (2) Pennsylvania Acts 67 and 68 which Commissioner DeWolf will be assisting on as to which Townships want to participate in that effort and what that will look like.

## **ITEM VI. ANNOUNCEMENTS**

**Board Meeting Assignment Schedule.** Chairman Don Verdiani will represent the Planning Commission at the March 4, 2002 Board of Supervisors Meeting.

**Dedication of Township Building.** Township Manager Michael Cotter announced that the Township would be Sunday February 24, 2002 from 3:00 – 5:00 PM. The new Assembly Hall would also be dedicated at that time in honor of Mr. and Dr. Stokes for their years of service to the Township.

**Meeting at Brandywine Conservancy.** Chairman Verdiani announced there would be a meeting on February 28, 2002 regarding Chester County's Draft Plan for linking open spaces.

**GIS 2002: Building A Secure Future.** Chairman Verdiani provided information regarding the Annual Pennsylvania GIS Conference May 22<sup>nd</sup> and 23<sup>rd</sup>, 2002 at the Hershey Lodge & Convention Center in Hershey, Pennsylvania.

## **ITEM VII: SKETCH PLAN REVIEW**

### **1) TRACT 2002-1, TORDONE ASSOCIATES**

Request by Tordone Associates to subdivide approximately 4.094± acres of what is generally referred to as the Thompson Property located approximately 500 feet west of the intersection South Concord and Oakbourne Roads into 4 or more parcels. The property is zoned Residential District (R-2). Access to the subdivision will be from Oakbourne Road and from a 50' wide public Right-Of-Way easement located immediately east of the subject property. ***(Sketch Plan dated 16 January 2002)***

Fred Tordone, 155 Ulster Circle, West Chester, PA, stated he had submitted a sketch plan with regards to the Thompson Tract on Oakbourne Road. The property is a little less than four acres including the road frontage that would have to be taken out for the right-of-way. He has looked at a couple different ways to sub-divide the property. He stated that there is a right-of-way that comes off a Township road that leads back to Township vacant property. Mr. Tordone said that when this plan was put together they looked at whether they wanted to do high density, going with adding sewer. He felt as if it would take away from the property itself by putting too much burden on the lots. This is based upon complying with the Township Ordinance at 30,000 square foot lots with public water. There is public water that runs down the front of the property. Have contacted the Water Company who has no problem with them tying in. Mr. Tordone then referred to the plan that was submitted. This was followed by discussion and suggestions from the Planning Commission members. Several suggestions were made to Mr. Tordone regarding access to the proposed lots. It was the general consensus of the Planning Commission that the Township's 50' right-of-way easement be improved to the appropriate standard so as to allow for the construction of a central access point or cul-de-sac for each of the lots to have access. This was preceded by a lengthy discourse regarding inadequate access to the lots from Oakbourne Road due to steep slopes and the necessary minimum site distance of 400' needed as per Section 906(C) of the Subdivision and Land Development Ordinance. Additionally, there was a strong assertion the newly developed lots connect to public sewer.

After discussion, Mr. Tordone thanked the Commission for their input.

With no further comments from the Planning Commission or the public, Chairman Verdiani proceeded to the next agenda item.

## **2) TRACT 2002-2, JOYCE REALTY CORPORATION**

Request by Joyce Realty Corporation to combine tax parcels 67-3-132 and 67-3-132.3 located near the intersection of US-3/West Chester Pike and Green Lane into one parcel of 12.335± acres and to construct a 10,270± square foot building and parking for office use and/or daycare use. The property is zoned Residential District (R-3). Conditional Use approval is required to permit office and/or daycare uses within an R-3 District. ***(Sketch Plan dated 7 February 2002)***

James Hatfield of Van Demark & Lynch, Inc. spoke on behalf of the applicant, Spencer J. Qualls. Mr. Hatfield explained the owner's intent to combine an undeveloped lot with an adjacent developed lot for the construction of either an office building or daycare facility. There was a detailed description given of the site constraints and the parking requirements. There was a clarification made by Township Engineer Angelo Capuzzi regarding the parking requirement of one parking space per 15 students. Concerns raised by the Planning Commission regarding pick-up/drop-off and an outdoor secure play area for daycare students. It was recommended that the applicant check with state and/or county officials regarding requirements. Additionally, the applicant explained the intended approach to mitigate wetlands disturbance.

After discussion, Mr. Hatfield thanked the Commission for their guidance.

With no further comments from the Planning Commission or the public, Chairman Verdiani proceeded to the next agenda item.

## **ITEM VII: CONSENT AGENDA**

## 1) TRACT 2001-5, JEFFERSON CENTER OFFICE AND BANK BUILDING

Request by Joseph and Delores McCawley to construct a three-story, 40,000+ square foot office building and a one-story, 3000+ square foot financial institution with associated site improvements on 3.971+ acres located immediately southeast of the intersection of US-202/Wilmington Pike and Skiles Boulevard. The property is zoned Rural-Suburban Residential District (R-1) with a Planned Office Campus District (POC) Overlay. **(Land Development Plan dated 13 February 2002)**

Mr. Stephen Marshall of Kaplan Stewart Meloff Reiter & Stein spoke on behalf of the applicant. He stated that in response to the issues that were raised by the Township Engineer and members of the Planning Commission at the previous meeting, he believes that the applicant has met those stipulations relating to: traffic analysis, storm water management analysis and plan, and a detailed description of the proposed buildings. It was his understanding that under the provisions of the approved master site development plan for this site, the building height requirement of 38 feet could be waived by the Board of Supervisors for this 53.3 feet structure. His assumption was confirmed.

There was much discussion around the need for 9-feet high ceilings per floor and the additional space between floors. The applicant argued that today's market warrants such for a Class-A building.

Several members of the Planning Commission expressed concern for what they believed was inadequate landscaping for the size and type of building proposed. After a long discourse, the applicant agreed to re-visit the landscaping plan.

After Commissioner Bibbo raised the issue of whether the proposed office building was to be used for medical purposes as the development plan title suggested, Township Engineer Angelo Capuzzi stated that the requirements for medical offices of one parking space per 150 square feet of gross leas able floor area was higher than that of general offices at one parking space per 200 square feet of gross floor area. Therefore, additional spaces beyond those shown in the proposed site plan are necessary if the building is to be used for medical offices. The applicant confirmed the idea that the proposed building would be reserved for general office use.

After discussion, the Commission approved the following resolution:

### Tract 2001-5

**WHEREAS:** The Commission has before it this day an application for Tract 2001-5 by Joseph and Delores McCawley to construct a three-story, 40,000+ square foot office building and a one-story, 3000+ square foot financial institution with associated site improvements on 3.971+ acres located immediately southeast of the intersection of US-202/Wilmington Pike and Skiles Boulevard; and

**WHEREAS:** The Westtown Township Planning Commission has completed its review of this Plan, Westtown Township Tract 2001-5; and

**WHEREAS:** The proposed plan complies with the Ordinance and regulations of the Township except as specified in the waivers requested on the Plan, and in the conditions included on the Master Site Development Plan and listed below; and

**WHEREAS:** The Growth Management Plan (July, 2001) recommends planned business/residential uses for this area, and that range of uses may include a mix of residential uses including assisted living centers, and light commercial uses such as offices and daycare centers; and

**WHEREAS:** Chester County's 2020 Landscapes Comprehensive Plan has designated this area as a "Suburban" landscape area and recommends new "suburban" development to occur along the Route 202 corridor; and

**NOW, THEREFORE,** on a motion by Commissioner Bibbo and seconded by Commissioner Adler;

**BE IT RESOLVED** that the Westtown Township Planning Commission does hereby recommend to the Honorable Board of Supervisors that the Final Development Plan for Tract-2001-4 be approved subject to the following conditions:

1. The title of the submitted Final Development Plans is modified to read, "General Office Building."
2. Compliance with stipulations included in a letter prepared by Chester Valley Engineers, Inc. dated 15 February 2002.
3. Approval of a waiver request supported by the Planning Commission regarding the proposed office building height of 53.3 feet.
4. Re-submission of an enhanced Landscape Plan to the Board of Supervisors by the applicant for the site in order to more suitably address the aesthetic character of the site and decrease the enormity of the proposed 3-story office building.

A vote on the motion resulted as follows:

AYES: Verdiani, Flynn, Adler, Bibbo  
NAYS: None  
ABST: DeWolf  
ABSENT: Holland, Paumen

## **ITEM X. ITEMS BY THE PUBLIC**

William F. Steele, 1055 East Niel's Lane, West Chester, PA, expressed his disappointment with the re-scheduling of the Flexible Development discussion and inappropriate notice given by John Snook of the Brandywine Conservancy.

## **ITEM X. ADJOURNMENT**

There being no additional items to come before the Commission, the meeting was adjourned at approximately 9:50 p.m.

Respectfully submitted,

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Patrick B. Howard  
Secretary to Commission

APPROVED BY:

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Don L. Verdiani  
Chairman