

AT A REGULAR WORKSHOP MEETING OF THE WESTTOWN TOWNSHIP PLANNING COMMISSION HELD IN THE STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE, WESTTOWN, PA, ON JUNE 5, 2002 AT 7:30PM.

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

ABSENT: Donald L. Verdiani

ITEM I: CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ITEM II: ROLL CALL

Vice Chairman Bibbo noted six members present.

ITEM III. ADOPTION OF AGENDA

There being no comments or corrections, the Agenda was adopted.

ITEM IV. APPROVAL OF MINUTES (8 & 22 May 2002)

Vice Chairman Bibbo entertained comments and/or corrections regarding the distributed draft of the minutes from the 8 May and 22 May PC meeting. Commissioner Paumen mentioned that on 22 May that Commissioner Holland is noted being both present and absent. Commissioner Holland stated that he was absent. Commissioner Holland noted a couple of grammatical errors in the 22 May minutes that Planning Director Howard stated had been corrected in the latest version of the minutes. Being no other comments or corrections, on a motion by Commissioner Holland and a second by Commissioner Paumen, the minutes for the 8 May and 22 May meetings were adopted.

ITEM V. ANNOUNCEMENTS

☐ None

ITEM VI. BUSINESS ITEMS

1. TRACT 2002-3, DALUSIO/LATOFF PROPOSED DEALERSHIP (VARIANCE/SPECIAL EXCEPTION)

Request by William D. Dalusio and William S. Latoff to construct an automobile dealership on a 3.6±acre lot located at 1568 West Chester Pike, approximately 1100±feet northwest of the intersection of West Chester Pike/Route 3 and Chester Road/Route 352. The Property is zoned Neighborhood and Highway Commercial (C-1) District. The applicant seeks the following in accordance with the Township Zoning Ordinance: special exception for a new automobile sales and service agency pursuant to Article 11, Section 1101(B) 4; variance relief from the 50-foot buffer strip requirement as outlined in Article 11, Section 1105; and variance relief from the 50-foot minimum front yard set back requirement in accordance with Section 1102(F).

Township Manager Cotter introduced Attorney Mark Thompson and Architect Craig Hough who are representing the applicant. The Zoning Hearing Board has requested that they return to the Planning Commission to receive advice and recommendations regarding the Land Development Plan since last seen. Mr. Thompson and Mr. Hough reviewed the changes that have been made to their plan.

The Planning Commission members and staff had questions and concerns regarding the following items:

- The rationale that was used in determining the amount of parking spaces that are being allocated for.
- The degree of service that would be done on the site.
- The formula that is used to determine the number of bays.
- The level of impervious coverage.
- Whether the proposed parking standards for new car dealerships are adequate in the C-1 district.
- How much negative effect there will be on the surrounding area
- The two feature displays that are shown in the front.
- The interpretation of impervious coverage.

On the Motion of Commissioner Holland, second Commissioner Paumen the Planning Commission recommends to the Honorable Zoning Hearing Board that the request for special exception and variance relief be approved subject to the following conditions.

- The removal of the Feature Display Areas from the proposed plan.
- Adequate maintenance and landscape treatment of the side yard on the western boundary of the subject property.
- Parking as shown on plan.

2. ACTION ON RESOLUTION TO BOARD OF SUPERVISORS ON SPECIFIC AMENDMENTS TO TOWNSHIP ORDINANCES

There was some discussion on whether to add the maximum building coverage for C1 district to the following list. It was decided that if there was time at the end it would be added; otherwise it will be included at a future Planning Commission meeting.

A. Setback from Creeks

- No comments

B. Riparian Buffers

- No comments

C. Subdivision and Land Development Ordinance

- Question regarding dust control being added. Was confirmed by Township Engineer Capuzzi that there were cross references that cover that area.

D. Electronic plan submission (SALDO)

- Question if all plan submissions would be electronically submitted. Will be for a five lot subdivision and above.
- Question if electronically would mean that all the plans would come via the computer. Will be able to project during meetings and put on the web page. There will also always be hard copies.
- Township Engineer Capuzzi recommends that
 1. Land development should be added to subdivision for the electronic submission.
 2. Add that it is wanted for Preliminary Plan Submission not just Final Plan Submission.
 3. To delete the requirement to have the electronic submission converted to state nate system.

plane coordi-

E. Lighting

- Prudence Schran (307 Ponds Edge Road) has realized the term cut-off fixture has not been defined. Supplying two sample definitions:
 1. A luminaire light distribution where no light is emitted above the horizontal, and where the intensity at 80 degrees from nadir is no greater than 100 candela per 1000 lamp lumens.
 2. A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by pho-

tometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

Mrs. Schran prefers the second definition. Mrs. Schran took these definitions from sample ordinances at the International Dark-Sky Association website (www.darksky.org)]

- In section L (3) - change “directed, shielded, deflected and otherwise controlled” to “cut-off fixtures”. The sentence will then read: “The lights will be cut-off fixtures to avoid lighting nuisances for residents, including meeting all other sections of this Section 1514”

F. Conservation Design

- No comments

G. Rights-of-way

- No comments

There was a motion by Commissioner DeWolf and second Commissioner Paumen

- Walter Pavelchek (1050 South New Street) asked
 1. About the definition for student housing. In previous discussions it was decided that section be eliminated.
 2. In section 149 922 B regarding buffers, had questions on where it states “completely planted visual barrier”. After discussion it was decided to change that to state “completely planted visual screen”.
- Township Engineer Capuzzi recommends that section 149 922 B not be changed because the buffers mentioned are between commercial and residential and could get into argument as what a barrier is as opposed to what screening means. It could be relaxed by waiver but can not require someone to do more. After more discussion it was decided not to make the above mentioned change.

The Planning Commission recommends that these specific amendments go to the Board of Supervisors with the following changes

- Under electronic plan submission
 1. Land development should be added to subdivision for the electronic plan submission.
 2. Preliminary Plan Submission will be added so it does not read only Final Plan Submission.
 3. The requirement to have the electronic submission converted to state plane coordinate system will be deleted.
- Under lighting
 1. The definition for cut-off fixture will be included.
 2. In section L (3) “directed, shielded, deflected, buffered and otherwise controlled” will be changed to “cut-off fixtures”. The sentence will then read “The lights will be cut-off fixtures to avoid lighting nuisances for residents, including meeting all other sections of this Section 1514”.

3. DISCUSSION OF OTHER OUTSTANDING TOWNSHIP ORDINANCE ISSUES

It was decided by the Planning Commission to cover the remaining items at the next meeting. There was discussion regarding what would be covered at the June 19th meeting. It was decided to go over the Agricultural Cluster/Office (AC/O) district. It was also decided to change the first meeting in July from the 3rd to the 10th.

VII. PUBLIC COMMENT, NON-AGENDA ITEMS

- Walter Pavelchek (1050 South New Street) Questioned three items that were not mentioned regarding the ordinances:
 1. Balloons
 2. Auxiliary Structures
 3. TentsIt was confirmed by the Planning Commission that they would be worked on at the next

meeting.

- Eva Foster (734 Westbourne Road) Commented on the handout from April 22nd, page 23 regarding fences where it states “fences shall be placed a minimum of six inches from the property line”. Mrs. Foster stated a better thing would be is to require a survey done if a property owner wants to put up a fence. The Planning Commission will also cover this at the next meeting.
- Robert A. Genzano (1023 Plumly Road) Commented on a loop hole under impervious coverage. Planning Director Howard will have some information on what is reasonable for impervious coverage in a Commercial District for the Planning Commission and that can be discussed at the next meeting.
- William Steele (1055 East Niels Lane) Wanted to confirm that he had the correct dates and items for future meetings. The Planning Commission confirmed that what he had was correct.

VII. ADJOURNMENT

There being no additional items to come before the Commission, the meeting was adjourned at approximately 9:20 p.m.

Respectfully submitted,

Patrick B. Howard
Secretary to Commission

APPROVED BY:

Don L. Verdiani
Chairman