

**AT A REGULAR MEETING OF THE WESTTOWN TOWNSHIP PLANNING COMMISSION HELD IN THE STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE, WESTTOWN, PA, ON JULY 24, 2002 AT 7:30PM.**

**Present:** Chairman Donald L. Verdiani; Vice Chairman Domenico N. Bibbo; Commissioners Elaine L. Adler, Carol R. DeWolf, Arthur B. Holland, Mary Paumen, Kevin Flynn; and Director of Planning, Zoning, and Code Enforcement Patrick B. Howard. There were four guests in attendance.

**Absent:** None

**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.

**II. Roll Call.**

Chairman Verdiani noted seven members present.

**III. Adoption of Agenda.**

Chairman Verdiani asked if there were any additions or corrections to the agenda. There being none on the motion of Commissioner Paumen, seconded by Commissioner Adler the Planning Commission approved the agenda.

**IV. Approval of Minutes (10 July 2002).**

This item was tabled.

**V. Announcements.**

Planning Director Howard advised the Commission that West Chester Area School District has submitted an application for Special Exception for the Bayard Rustin High School. He stated that the Township staff will be meeting with the district staff in the near future to discuss the submission.

Chairman Verdiani said that six applicants have applied for the upcoming vacancy on the Planning Commission. He stated that members of the Commission will be asked to serve on a committee to interview the applicants.

Chairman Verdiani announced that the Pennsylvania State Association of Township Supervisors will be holding a workshop on preserving historic resources to be held on 24 October 2002 in Merion. He stated anyone interested is welcome to attend.

**VI. Business items.**

**A. Land Development.**

**1. Tract 2001-9 Westtown Village/J.Loew Associates.**

As the applicant was not in attendance this item was tabled.

**2. Tract 2002-3 Dalusio/Latoff Proposed Dealership.**

As the applicant was not in attendance this item was tabled.

**B. Subdivision.**

**1. Tract 2000-14, Three (3) Lot Subdivision.**

Susan Boswell, attorney for the Riley family, reviewed the plan with the Commission. Ms. Boswell stated that the plan calls for subdivision of the five acre Riley tract, 590 S. Chester Road, into three lots. The original home, tennis court and basketball court will be on lot 1, the tenant house on lot 2 and lot 3 will be for a new residential dwelling. Ms. Boswell also stated that a sketch plan for the three lot subdivision had been submitted in 2000 but there were several zoning and subdivision issues with the plan so the Riley's did not move forward with the submission. At that time the one issue was right-of-way along route 352 on lot 2. In order to achieve the required right-of-way the tenant house would have to have been demolished. The Board of Supervisors agreed to waive the additional right-of-way on lot 2 (Board of Supervisors Minutes 9/18/2000). Also, a note was to be added on the plan that additional right-of-way would be granted on lot 1 in the event of improvements to Green Lane. Ms Boswell also stated the Planning Commission at that time recommended that public water and sewer be provided for all lots. She said the applicant is hoping to connect to the Township sewer system on Wickerton Drive by obtaining an easement through the Streitel property, 1548 Wickerton Drive. The applicant also asked Mr. Adams, Township Solicitor for an interpretation of Section 602B.3 of the Township Zoning Ordinance which requires a lot width of 250' if the lot has direct access onto route 352. Ms. Boswell said that as neither lot 2 or 3 would have direct access and would be using a common driveway on lot 1. Mr. Adams advised the applicant that they will be meeting the zoning requirement.

Commission Adler asked if she is correct in assuming that the only right-of-way offered on Route 352 was 50' on lot 3. Ms. Boswell stated that the plan would be noted that additional right-of-way would be offered if required in the future by the Township. The applicant is also aware that PennDOT would have the right to take the tenant house if Route 352 is ever expanded.

Chairman Verdiani advised Ms. Boswell if another residence is considered for lot 2 the tenant house would have to be demolished as there can be only one principal use on the property. Chairman Verdiani also stated that it would be prudent for the Township to require that if the tenant house is ever demolished at that time the additional right-of-way would be dedicated to the Township. Ms. Boswell said she would review this issue with the applicant.

Ms. Boswell stated that item 10 on the title plan, pertaining to the use, maintenance, and replacement of the common drive, will be covered by a declaration of covenant, easement and restrictions. Ms. Boswell will draft the documents and forward them to Mr. Adams for his review. The plan will be revised according to the Township Engineer's comments and submitted to him for review before being resubmitted to the Planning Commission.

**2. Tract 2002-4, Gagliardi Lot Line Revision.**

Mr. Ralph Gagliardi was in attendance with Mr. David Stinson,

Mr. Stinson stated that at the time Mr. Gagliardi subdivided his property, the Zoning Hearing Board had stipulated that the Boat House either be demolished or the lot line changed to place the Boat House on one property. The lot line change being submitted places the Boat House on the property of Mr. and Mrs. Vanscovich who purchased Mr. Gagliardi's residence. The 25' side yard setback requirement has been met. Commissioner Holland requested that permanent concrete markers be placed to designate the correct property lines. Mr. Stinson said he will make sure this is done.

Commissioner Bibbo made a motion, seconded by Commissioner Paumen, to approve the Gagliardi Lot Line Change. Chairman Verdiani asked for public comment. There was no public comment at this time. The Planning Commission unanimously recommended approval of the Gagliardi Lot Line Change.

At this time Commissioner Bibbo reported on the 22 July Board of Supervisors meeting. Mr. Walter Pavelchek, 1050 S. New Street reviewed the Forest and Stewardship Plan for Oakbourne Park with the Commission.

Chairman Verdiani stated that in the future a report of the Supervisors meeting will no longer be an Agenda item as the Board minutes are posted on the Township Website and any issues pertaining to the Commission can be discussed at the pre-workshop meeting.

**C. Discussion of Outstanding Township Ordinance Amendments.**

Planning Director Howard stated that until the amendments are officially approved this will continue to be an Agenda item. He also stated that Mr. Snook is to have the re-write of the R1 Flex zoning revision to the Commission prior to the 21 August meeting.

Commissioner DeWolf questioned if an Active Adult Community, which is an allowable use in the AC district, would still be allowed in the new AC/O district for the Crebilly farm tract. She stated that she feels the Active Adult Community Ordinance needs to be reviewed to see if the language is in compliance with the new AC/O district. Commissioner Flynn said he did not think the Active Adult Community was applicable under the new AC/O district. Commissioner Adler said the intent is still there but does not feel this has been included in the AC/O. Chairman Verdiani stated that the rezoning will require new definitions for the permitted uses.

Commissioner DeWolf asked if the Commission is in agreement with the flex zoning. Chairman Verdiani advised Commissioner DeWolf that Mr. Snook has been given definite direction in drafting the amendment.

Chairman Verdiani asked Planning Director Howard the time line on the Silver Star and Dalusio/Latoff plans. Planning Director Howard responded 20<sup>th</sup> August for the car dealership and 30<sup>th</sup> August for Silver Star. Planning Director Howard was directed to notify the applicants of the time line on their plans and request an extension if necessary.

**VII. Public Comment Non-Agenda Items.**

Mr. Pavelchek expressed his concern with the deer problem in Westtown and surrounding Townships. He stated that Mr. Bibbo had discussed this with the Board of Supervisors at the Township meeting. Mr. Pavelchek questioned if this is an issue that should be addressed by the Parks Advisory Group or the Planning Commission. He stated that the deer will be a deterrent in planting new trees in Oakbourne and trail extension. Commissioner Bibbo stated he had asked the Board of Supervisors to contact the State Game Commission for advice on the deer situation. Chairman Verdiani said this is not the responsibility of either the Parks Advisory Group or the Planning Commission but the State Game Commission. Mr. Pavelchek said Parks Advisory will continue to address this issue with the Board of Supervisors

**VIII. Adjournment.**

On the motion of Commissioner Paumen, seconded by Commissioner Adler, the meeting was unanimously adjourned.

Respectfully submitted,

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Patrick B. Howard  
*Secretary to Commission*

APPROVED BY:

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Don L. Verdiani  
*Chairman*