

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

**Present:** Chairman Donald L. Verdiani noted the following members present; Vice Chairman Domenico N. Bibbo; Commissioners Elaine L. Adler, Arthur B. Holland, Mary Paumen, and Kevin Flynn. Commissioner Carol DeWolf was absent. Also in attendance were Director of Planning, Zoning, and Code Enforcement Patrick B. Howard; Township Engineer Angelo M. Capuzzi and six guests.

**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.

**Adoption of Agenda.**

Chairman Verdiani stated that Item 3 under Land Development, Tract 2000-8 The Fountains at Westtown, has been tabled. On the motion of Commissioner Holland, seconded by Commissioner Bibbo, the Planning Commission approved the agenda.

**Approval of Minutes (10 July and 24 July 2002).**

On the motion of Commissioner Holland, seconded by Commissioner Bibbo, the Planning Commission approved the minutes of 10 July and 24 July 2002.

**Announcements.**

Planning Director Howard advised the Commission that the changes to R1 Flex will be discussed at the Planning Commission's 21 August meeting. He stated that the Board of Supervisors has approved and adopted the revisions to the Subdivision and Land Development Ordinance and are reviewing the revisions to the Zoning Ordinance.

Chairman Verdiani stated that he is planning on attending the Delaware Valley Regional Planning Commission's seminar on "Low Impact Development Practices" to be held on 20 August at the Bourse Building, 4<sup>th</sup> and Market Streets in Philadelphia. He recommended other Commission members attend this meeting, if possible.

**Land Development.**

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

Mr. Timberlake Townes, representing Silver Star Associates, reviewed the Commerce Bank plan with the Commission. Mr. Townes stated that the Commerce Bank site is less than 50% impervious coverage which has been clarified in writing by Mr. Agulnick, solicitor for the Township's Zoning Hearing Board. He also stated that all conditions in the Township Engineer's review letter of 15 July 2002 have been met. Township Engineer Capuzzi asked if the back shield lighting fixtures had been addressed. Mr. Townes confirmed.

Mr. Townes said the items in URS's letter of 14 April 2002 have also been addressed and he is waiting for a letter of completion from URS. He also stated that, as a prior traffic study was done and a highway occupancy permit has been received from PennDOT, he does not feel it is necessary to have an additional traffic study done. Chairman Verdiani said as there have been changes to the plan since the applicant addressed the issues in FAZ Associates letter of 29 March 2002, it might be necessary for Mr. Zabawski to do another study. Planning Director Howard responded that Mr. Cotter feels the decision of the Zoning Hearing Board and plan revision has suitably addressed these issues. Chairman Verdiani suggested plan approval could be given conditioned on a final review by Mr. Zabawski. Commissioner Bibbo stated he feels it is not necessary to spend additional money on another traffic study as long as the egress, ingress, parking and traffic circulation are sufficient.

Commissioner Holland asked if the bank will provide 24 hours banking service. Mr. Townes advised Commissioner Holland that only the ATM will be open 24 hours. The bank will be open seven days and will have regular daily hours with reduced hours on Sunday. Commissioner Bibbo asked about security lighting for the ATM. Mr. Townes said the drive-through will be on the east side of the bank and will be well lit.

Chairman Verdiani mentioned again that FAZ Associates' traffic study was based on a plan that no longer exists. He stated that, if the applicant does not wish to have another traffic study done, Mr. Zabawski should review the current plan for any traffic issues. Mr. Townes stated that the applicant has already received PennDOT approval but he would be willing to talk to Mr. Zabawski. Planning Director Howard mentioned that this plan is only preliminary and prior to final plan approval the traffic issues could be addressed.

Commissioner Bibbo asked when final plan approval is received what is the anticipated construction start up time. Mr. Townes stated that this would occur in early 2003.

Commissioner Adler stated that the Commission had discussed the architecture of the bank but does not see any notes on the plan concerning the architecture. Mr. Townes advised Commissioner Alder that as part of the Conditional Use Order the applicant had agreed to use the same color and type of brick as the Acme Market building. He will address this in a letter to the Township.

The Planning Commission recommended that the Board of Supervisors approve the Silver Star Associates/Commerce Bank Preliminary Land Development dated 6/11/02 conditioned on review by FAZ Associates and written commitment on the architectural specifications.

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

Mr. Mark Thompson, representing the applicant, apologized for not attending the last Planning Commission meeting. Mr. Thompson stated that the applicant has received a Special Exception from the Township's Zoning Hearing Board for the car dealership, variance relief from the side yard buffer requirements for the east side parking lot, and variance relief from Section 1104B allowing car displays in the front yard area. This will be allowed as long as there is no further encroachment into the front yard set back in the existing non-conforming parking lot.

Mr. Thompson introduced Mr. Steven Sauselein, engineer for the project, who reviewed the plan with the Commission.

Mr. Sauselein advised the Commission that the driveway access will remain the same, interior renovations will be done, and the rear of the building will be expanded for an overall building expansion to 24,000 square feet. The east side will be parking for employees, customers and vehicle storage with additional vehicle storage in the rear parking area. The detention basin will be relocated to a lower portion of the site with stormwater runoff directed through Market Place south to the stormwater outlet on Wickerton Drive. The runoff from Sts. Simon and Jude, which currently flows across the property, will be directed to the existing storm sewer.

Mr. Sauselein said, as part of the marketing program for Land Rover, there will be a test track for the vehicles which is only used by the employees. He stated that Land Rover has allowed them to deviate from the type of construction used for the track at the current Land Rover location. The test track will be installed along the perimeter of the berm at the rear of the property.

Mr. Sauselein discussed the on-site parking. He stated there will be 153 parking spaces calculated on sixteen employees, approximately twenty customers and vehicle storage. He also stated that, after review by the Township engineer, the parking display allowed in the front yard setback under the Zoning Hearing Board Order will be relocated to the western side of the property. This display will be outside of the 50' front yard set back.

Mr. Sauselein said that he met with representatives of Sts. Simon and Jude that morning to discuss the required 50' buffer area between the properties. He stated that installation of a chain link fence

for security reasons was discussed. This would keep pedestrians from accessing the property to walk to the shopping center. Commissioner Adler said she thought that parishioners used Market Place for parking when they attended services. Commissioner Paumen confirmed. Chairman Verdiani asked, as a fence is to be installed, if the applicant had considered installing a sidewalk along the frontage of the property. This would enable parishioners to walk safely from Market Place to the church. Mr. Sauselein said this has not been considered and that it would place a sidewalk in the PennDOT right-of-way and he is not sure PennDOT would give approval for sidewalk installation. Commissioner Alder suggested that because it is known that parishioners do this it would be safer for them on a sidewalk than the shoulder of the road. Mr. Sauselein responded that the applicant does not want pedestrians walking through the dealership.

Commissioner Flynn suggested a macadam walkway be installed instead of a sidewalk. Mr. Sauselein said he feels the sidewalk will have an impact on the impervious coverage. Commissioner Paumen said it is her recollection that there was a formal agreement between the church and Market Place in the early 1980's for access to Market Place for use by the Church. Commissioner Bibbo stated that he does not want to see an existing condition aggravated and asked the applicant to work with the Church and Market Place for installation of a sidewalk. Mr. Sauselein said he respectfully disagrees with Commissioner Bibbo and feels installation of a sidewalk would be promoting pedestrian traffic through a private project.

Commissioner Bibbo expressed his concerns about the test track. Mr. Sauselein said the track is needed for demonstration of the vehicles. The berm will be a 14' grade with a 3' slope and the berm will be made of pre-cast concrete. He also stated that track would not be used on Sundays. He suggested that the Commissioners visit the Land Rover site on Westtown Road to view their track.

Commissioner Holland asked about the slope to the basin in the parking area behind the building. Mr. Sauselein said it will be necessary to put a wall on both the east and west side of the area. Commissioner Bibbo asked that the next plan submission be in sections that will show retaining walls etc. Commissioner Holland asked about the material that would be used for the retaining wall on the west side of the building next to the shopping center. Mr. Sauselein responded that a pre-cast concrete that is now manufactured in various styles and colors will be used. Commissioner Holland asked about the basin requirements. Mr. Sauselein said that they were calculated for a one hundred year storm

Commissioner Paumen said it appears that the plantings have been scattered around the site to produce high visibility of the vehicles for sale. She stated that Mr. Sauselein should discuss the installation of a sidewalk with his client as it might lead to reduced planting along the road frontage.

Mr. Sauselein stated that the applicant feels this would be a good time to bring fill to the site and start the grading. Planning Director Howard advised Mr. Sauselein that Township Manager Michael Cotter said the applicant may bring soil to stock pile on the site but no grading should be done until final plan approval is received.

Chairman Verdiani asked Mr. Sauselein if the applicant has applied to the Zoning Hearing Board for steep slope relief. Mr. Sauselein responded that they have not.

Township Engineer Capuzzi stated that he met with Mr. Sauselein earlier that day to review the plan and at that time he did not have the Zoning Hearing Board Order. He advised Mr. Sauselein that the Order states "retain on site and dispose of by infiltration the stormwater generated by a two year frequency storm". It does not say to use the difference between the pre and post. Therefore, Township Engineer Capuzzi stated, you will have to do the whole two year storm. Mr. Sauselein stated his testimony at the Zoning Hearing Board covered the difference in a two year storm. Township Engineer Capuzzi also stated that the applicant must comply with the Township's new lighting standards. Township Engineer Capuzzi advised Mr. Sauselein that the Order stipulated a three tier four season buffer screen along the eastern property line. Mr. Sauselein responded that this is why he met with the church this morning so that everything would be on the plan including the fence. Township Engineer Capuzzi noted that he had not addressed the pre-cautionary and prohibitive

slopes as the Township ordinance does not address man made slopes. He said it may be necessary for the applicant to address this with the Zoning Hearing Board. Commissioner Adler said the plan for the eastern boundary does not provide an effective four season buffer screen.

Mr. Walter Pavelchek, 1050 S. New Street, asked if the fence would have to be installed under the guidelines of the new fence ordinance which places a fence six inches in from the property line. Chairman Verdiani responded that the fence will be under the new ordinance. Mr. Sauselein stated that the retaining walls will be ten inches in from the property line. Chairman Verdiani stated that the new ordinance excludes retaining walls from the fence ordinance.

**Tract 2000-8, The Fountains at Westtown Senior Apartments.**

Planning Director Howard stated that as the applicant and the architecture/landscape consultant had only met yesterday that the plan review was tabled until the 21 August meeting.

**Discussion of Outstanding Township Ordinance Amendments.**

Chairman Verdiani asked the Commission members to please read through the Zoning Ordinance revisions and submit any changes, inconsistencies or comments in writing to Planning Director Howard before the 21 August meeting.

**Other Business.**

Planning Director Howard advised the Commission that based on comments received from the Chester County Planning Commission the lighting revisions are being reviewed. The Township will be contracting a lighting consultant to help with the new high school lighting requirements.

**Public Comment Non-Agenda Items.**

There was no public comment at this time.

**Adjournment.**

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

Respectfully submitted,

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Patrick B. Howard  
*Secretary to Commission*