

**AT A WORKSHOP SESSION OF THE WESTTOWN TOWNSHIP PLANNING COMMISSION HELD IN THE STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE, WESTTOWN, PA, ON SEPTEMBER 4, 2002 AT 7:30PM.**

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

(Meeting minutes transcribed from notes as tape malfunctioned)

**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.**

There were no additions or corrections to the agenda

**Approval of Minutes (7 August 2002, and 21 August 2002).**

On the motion of Commissioner Bibbo, seconded by Commissioner Adler, the minutes of 7 August 2002 and 21 August 2002 were approved with Commissioner DeWolf abstaining.

**Announcements.**

Planning Director Howard stated that the Zoning Ordinance revisions will be reviewed at the Planning Commissions 18 September 2002 meeting. He also advised the Commission that the Board of Supervisors approved the Silver Star Associates\Commerce Bank Preliminary Plan at their 19 August 2002 regular meeting. He stated that the Board of Supervisors also accepted the Preliminary plan as a Final Plan and passed the plan to the Planning Commission for review.

Commissioner Holland announced that this will be his last meeting as he and his wife are moving from the area and he regrettably is resigning from the Planning Commission.

Chairman Verdiani reminded the Commissioners and guests in attendance that they must use the microphones when they are speaking in order for the recording system to work correctly.

**Land Development.**

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

The Commission reviewed the Westtown Village/Commerce Bank Final Land Development Plan dated 20 August 2002. Township Engineer Capuzzi recommends Final Plan approval based on the following conditions in his review letter of 26 August 2002; (1) The applicant shall provide to the Board of Supervisors, on a form acceptable to the Township Solicitor, an agreement providing for the construction of the required site improvements, including the creation of an escrow fund with sufficient monies to guarantee the installation of the required improvements; (2) All comments contained in the URS review letter dated 15 April 2002, have been addressed to URS's satisfaction. The Commission also received FAZ Associates memo date 27 August 2002 stating the current plan complies with all prior comments.

Mr. Timberlake Townes, representing Silver Star Associates, stated that the brick used in the building will match the rest of the shopping center and that the roof will be bronze metal. In response to the Planning Commission's request, Mr. Townes will have this note concerning architecture added to the Final Plan.

Township Engineer Capuzzi stated that he has not received a final approval letter from URS. Mr. Townes advised the Commission that he has received a verbal approval from URS.

On the motion of Commissioner Bibbo, seconded by Commissioner Holland the Planning Commission recommend approval of the Final Land Development Plan for Silver Star Associates/Commerce Bank conditioned on the CVE letter of 26 August 2002, addition of note on Final Plan re architectural, and a final approval letter from URS. There was no public comment at this time. The Commission unanimously recommended approval of the Final Land Development Plan for Commerce Bank.

### **Tract 2002-6 Bayard Rustin High School.**

Present at the meeting were Mark Groves, WCASD, Ernie Graham, ELA Associates, and John Hall, Solicitor for WCASD.

The school district presented a sketch plan, which they stated is in the process of being revised. The Commission was advised that WCASD does not intend to use the entire site but reserve the northern section for other possible uses. The proposed traffic improvements include realignment of Shiloh Road with Westtown-Thornton Road, signalization and lane improvements on SR 926 and improvements on Shiloh Road.

Commissioner Bibbo and Commissioner DeWolf asked what studies have been done by the District. Commissioner Bibbo commented on the amount of paving, extreme amount of re-grading, and consideration of the resulting runoff and the cost that would be incurred. Commissioner Bibbo suggested a change in the design to reduce these problems. Commissioner Holland also commented on the extreme amount of re-grading and the consequences to storm water management. Commissioner Adler asked about student parking and traffic studies.

Mr. Groves advised the Commission, if the School Board is agreeable, they will attend the 18 September 2002 Planning Commission with a revised plan.

The dates for the Special Exception Hearings for the school district were announced as follows; 2 October, 16 October, and 29 October. Commissioner Bibbo encouraged all Planning Commission members to attend the meetings.

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

Mrs. Prudence Schran, 307 Ponds Edge Road, stated she did not see the relevance of the plan submitted by the West Chester Area School District as constituting a Special Exception. Chairman Verdiani explained that a Special Exception was needed to allow a high school to be built on the Jones tract. He also stated that the Zoning Hearing Board can impose conditions on the Special Exception.

Commissioner Bibbo thanked Commissioner Holland for all his work on the Planning Commission and stated how much the Commission will miss his input. This was echoed by the entire Planning Commission.

Planning Director Howard said there maybe a need to schedule a special session on 25 September 2002 for final Ordinance revisions. Commissioner Bibbo stated he would like to see the Commission try and finish this project at the 18 September 2002 meeting before a special session is planned.

### **Adjournment.**

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

Respectfully submitted,

Patrick B. Howard  
*Secretary to Commission*