

AT A WORKSHOP SESSION OF THE WESTTOWN TOWNSHIP PLANNING COMMISSION HELD IN THE STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE, WESTTOWN, PA, ON NOVEMBER 6, 2002. AT 7:30PM.

Present: Chairman Donald L. Verdiani noted the following members present; Commissioners Elaine Adler, Carol DeWolf, Domenico Bibbo, and Kevin Flynn; **Absent:** Commissioner Mary Paumen. Also in attendance were Director of Planning, Zoning, and Code Enforcement Patrick B. Howard and six guests.

Call to Order and Pledge of Allegiance.

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

Adoption of Agenda.

The Agenda was adopted as presented.

Approval of Minutes (October 9, 2002).

On the motion of Mrs. DeWolf, seconded by Mrs. Adler, the Planning Commission unanimously approved the minutes of October 23, 2002 as presented.

Announcements.

Mr. Howard announced that the Township Staff would be meeting tomorrow to continue review of the Zoning Ordinance revisions. He stated that the Board of Supervisors should have the revisions by the end of November for advertising and possible adoption at their December 6, 2002 regular meeting.

Attending the meeting were two students from a geography class at West Chester University.

Business Items:

Tract 2000-8 - Preliminary Plan – The Fountains at Westtown Senior Apartments.

Present at the meeting were Mr. Joseph McCawley, Mr. William Dion, Attorney, and Mr. William Wendling, Pennoni Associates.

Mr. Howard advised the Commission that the applicant has granted an extension of the plan review period to December 31, 2002. He also stated that the applicant would present a modified version of the preliminary plan this evening.

Mr. Dion reviewed the history of the project for construction of senior apartments. He stated that the applicant will resubmit plans in the near future that will address the issues in the recent review letters of the architect and Township Engineer. He also stated that they would like to receive preliminary plan approval from the Commission at their December 4, 2002 meeting.

Mr. Wendling reviewed the revised plan with the Commission. He stated that per the Conditional Use Order they have worked with the architectural firm of Cee Jay Frederick and feel that they now have a much better design. The following changes have been made: The buildings have been move due east on the tract; One entrance has moved opposite the Sunrise drive; Outside parking is on the Route 202 side of the building; The difference in building height is now only four feet; and total retaining wall area has been reduced. Mr. Wendling stated that Mr. Capuzzi feels a variance from the required landscape buffer of seventy-five feet from the loop road will be needed. The applicant believes only fifty feet is required as the relevant road is one. The buffer on the plan is only seventy-one feet which is needed to move the buildings away from the jug handle.

Mrs. Adler asked what the distance is from the rear of the southern building to the loop road and the contours in the area. Mr. Wendling stated that there is a 5% grade in that area. Mr. Bibbo asked if there is underground parking in both buildings. Mr. Wendling responded that most of the parking would be underground with some parking on site. He also stated that the buildings are four stories with the garage below.

Mr. Dion stated that the redesigning of the plan has eliminated a number of waivers and variances that would have been required in the original plan. He also stated that the plan is more in compliance with the Township Ordinances.

Mrs. Adler asked if building heights are still below Sunrise as shown on earlier plans. Mr. Wendling responded that the apartments are six feet below the other buildings.

Mr. Bibbo asked about the construction of the fountain. Mr. McCawley said the foundation of the fountain will be 18 feet by two feet deep with the fountain 24 feet to 25 feet high. The material used will be concrete and gunite. Mr. McCawley stated that the fountain will be dedicated to the Township and it will be the Township's responsibility to maintain. He also stated that windbreaks would not be necessary, as the speed of the wind would control the flow of the fountain. Mrs. DeWolf asked if the landscape architect had commented on the landscaping of the fountain area. Mr. Wendling said there will be boulders in the fountain area. He also advised Mrs. DeWolf that the architect has almost doubled the original landscaping on the plan.

The Commission discussed a sidewalk being installed from the apartments to Sunrise for safety of the residents when walking to the care center. The Commission also discussed the need for a fence around the apartments. Mr. McCawley stated that the buildings will be secured and monitored for safety.

Mr. Howard was asked to have a representative from Cee Jay Architects attend the meeting on December 4th.

Mr. Dion said they would like to have preliminary/final plan approval on December the 4th. Mr. Verdiani advised Mr. Dion that the plan is designated as preliminary and that cannot be changed but that the Commission could recommend approval with a move to final plan approval.

Other Business:

Mr. Bibbo stated that he had received a call from a resident inquiring if he was aware of the anonymous phone calls concerning the amount of rock that has been found on the Jones tract which will increase the cost of the project. Mrs. Adler advised Mr. Bibbo that Mr. Howard has received a letter from the residents of Barnview Lane expressing their concerns with the high school project and how the blasting would affect their homes. Mr. Verdiani stated that except for underground vibrations, dynamiting would not be a concern. Mr. Bibbo stated his main concern is the increase in real estate taxes to cover the cost of the project.

Public Comment Non-Agenda Items.

Mrs. Foster commented on the proposed revisions to the Zoning Ordinance. She stated that requiring a six inch set back for a fence from a property line could be considered adverse possession. She said a resident is being forced to cede their land by the Township. Mrs. Foster questioned requiring that a lot of five or less acres must generate \$10,000 a year in order to be considered for agriculture/farming uses. She thought that the Commission's decision was \$2,000 a year. Mr. Verdiani asked Mr. Howard to review this issue as he did not recollect any change from the \$2,000 a year.

The Commission then discussed the 6 inch set back for a fence. Mr. Howard stated that this requirement was made by the Township Manager and Township Engineer. Mrs. DeWolf stated that as the Commission has already taken action on the Ordinances revisions they could not make any changes at this time but could present their concerns at the public hearing with the Board of Supervisors for adoption of the Ordinance revisions. Mr. Howard stated that once the Ordinance is advertised there is a thirty day public comment period.

Adjournment.

The motion to adjourn made by Mrs. Adler, seconded by Mr. Flynn, was unanimously approved.

Respectfully Submitted,

Patrick A. Howard
Secretary to the Planning Commission

