

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

Present: Vice Chairman Domenico Bibbo noted the following members present; Commissioners Elaine Adler, Carol DeWolf, and Kevin Flynn; **Absent:** Commissioners Don Verdiani, Mary Paumen, and Mark Purcell. Also in attendance were Township Engineer Angelo Capuzzi and four guests.

Call to Order and Pledge of Allegiance.

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

Mr. Bibbo stated that he hoped the resignation of Mr. Cotter and Mr. Howard would not affect the work of the Commission. He stated that there are four knowledgeable members here this evening and a new member will be joining the Commission at the next meeting. Mr. Bibbo, referring to a case in Limerick, expressed his concern that all actions taken and resolutions by the Commission are recorded in the minutes.

Adoption of Agenda.

The Agenda was adopted as presented.

Announcements.

Mr. Flynn reviewed the December 2, 2002 Board of Supervisors meeting. He reported that during the public comment period Eva Foster expressed her concerns with the new fence regulations, and Carol Stephenson spoke on behalf of the Barnview Lane expressing their concerns with the site location of the new high school on the Jones Tract.

Ms. DeWolf reported on the November 18, 2002 Board of Supervisors meeting. She stated that The Board of Supervisors approved the preliminary land development plans for Joyce Realty and Dalusio/Latoff. The Board also authorized advertisement of the Zoning Ordinance Revisions for adoption at their December 16, 2002 meeting. She also stated that Mark Purcell was appointed to fill Art Holland's term on the Planning Commission...

Mrs. Adler announced that the Brandywine Conservancy would hold its annual holiday party on December 12th, 2002. She stated that Sts. Simon and Jude would present a sketch plan for their new church at the December 18th meeting. She reviewed the letter from PennDOT concerning its 202 Avoidance Plan for the historical district in the route 926 area. She stated that the Township will be responding to this letter, as the road will go through Westminster Church and Crebilly Farm severely impacting the last remaining large tract in the Township.

Business Items:

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

Present at the meeting were Mr. Joseph McCawley, Mr. William Wendling, Pennoni Associates, and Chris Kurth C.J. Associates.

Mrs. Adler briefly reviewed status of the plan.

Mr. Kurth stated that he would like to review with the Commission how the plan meets the landscaping and architectural requirements for the bonus density. He presented a color-coded plan showing the areas where bonus material is to be used. He stated that this is a four season landscaping plan and that native plants, larger deciduous trees and shrubs will be planted. Mr. Kurth said the landscaping is above and beyond what is required to achieve a density bonus. He also stated that all the items in Chester Valley Engineers letter of July 3, 2002 have been addressed in this plan. He mentioned that the apartments will be four stories, but the grading will place the buildings lower on the site.

Mr. Flynn asked if the plantings would be watered by a sprinkler system. Mr. Kurth responded that one would not be installed. Mr. Flynn also asked if the plants would be drought resistance and stated that salt runoff from Route 202 would also be a problem. Mr. Kurth said the tract would be graded so as not to have a runoff from Route 202.

Mr. Bibbo asked if the density bonus is calculated on the amount of additional landscaping material that is used or is it equated to a monetary value. He stated that there are no specific monetary requirements in the Zoning Ordinance. Ms. DeWolf stated that Chester Valley Engineers letter of November 26, 2002 addressed items that still need to be submitted. Mrs. Adler asked if the plantings to be use are appropriate for this location. Mr. Kurt responded that salt would not be a problem.

Mr. McCawley stated that it is his understanding that the bonus is for the increase size of the buildings. He stated that they are asking for 64 units and without the bonus would have 58 units. He also stated that the jug handle was allowed to be included in the calculations of the parcel in determining the number of units allowable.

Mrs. DeWolf stated that the architectural review is not as comprehensive as the landscaping and does not address the quality of materials to be used. She asked if the materials used in the buildings will be compatible to the rest of the tract. Mr. Wendling said he is waiting for a written narrative from C. J. Associates which will address the materials in detail. Mrs. Alder asked that the plan be noted that the landscaping should be compatible to any changes in the architecture of the buildings.

Mr. Bibbo asked if the Commission felt that they have sufficient information to make a recommendation to approve the bonus density. Ms. DeWolf stated that there are two separate bonuses. Mrs. Adler said she felt the Commission was agreeable on the landscaping but needs to see the letter from C. J. Associates on the architecture before recommending approval. Mr. Wendling stated that he does not feel the applicant needs the additional bonus for architecture.

Mr. Capuzzi advised the applicant that item number 4 of the Conditional Use Order required the applicant to pursue both the landscaping and architectural bonus for the additional density. He stated that it has been said in the past that the jughandle would count toward the density. Mr. Capuzzi mentioned that under the proposed Zoning Ordinance Revisions there is clarification of how to compute density by bedroom units based on proportion of units versus area prorated.

Mr. Bibbo said he felt the Commission could recommend preliminary plan approval. Ms. DeWolf said that the applicant must satisfy both the landscaping and architectural requirements before we can recommend preliminary plan approval. Mr. Capuzzi advised the applicant that there are outstanding items from his letter of July 3, 2002 that need to be addressed. It was determined that the applicant was not looking for preliminary plan approval but looking for approval of the landscaping and architectural plans in order to move forward with the preliminary plan.

Ms. DeWolf made a motion, seconded by Mrs. Adler, to recommend approval of the landscaping bonus plan and defer from recommending approval of the architecture until receipt of the letter from C. J. Associates. Mr. Bibbo asked for public comment. There was no comment at this time. The Commission unanimously approved the motion.

Approval of Minutes November 6, 2002.

On the motion of Mrs. Adler, seconded by Mr. Flynn the Commission unanimously approved the minutes of November 6, 2002.

Tract 2003-, Dalusio/Latoff Proposed Jaguar Dealership, Final Plan.

Present for the applicant was Mr. Steve Sauselein, E. B. Walsh Associates.

Mrs. Alder said the Commission did not have time to review Mr. Capuzzi letter of December 4, 2002, as it was just received. Mr. Capuzzi stated that the only items outstanding are non-engineering items. He said that the applicant was granted Conditional Use by the Board of Supervisors at their December 2, 2002 meeting and the conditions specified must be added to the final plan. He stated that a sewer easement has not been finalized and that the applicant will need to finalize the agreement for a fee in lieu of sidewalk installation.

Mr. Sauselein said the applicant has a letter from Mr. Brandolini stating that they are agreeable to the tie-in to the manhole in Market Place but the agreement language needs to be finalized. Mrs. Adler said she had received a call from Fred Snow, Brandolini Company, who advised her that no agreement has been made. Mr. Sauselein said as Brandolini is hoping to expand the shopping center they are not sure where the sewer line will be extended. He said the applicant would be willing to extend the line at its own expense if necessary. Mr. Sauselein stated that tying into the Church's sanitary sewer line had been discussed when the applicant approached the Church about the landscaping buffer. He stated that the Church was agreeable at that time. They have since

talked to Mr. Avellino, Business Manger for SS. Simon and Jude, and are submitting a proposal to the Church to be reviewed by the Church's engineer. Mr. Flynn asked what would be the applicant's next step if they could not connect to public sewer through the Church or Market Place. Mr. Sauselein responded that an onsite system would have to be installed in the rear area of the property. Mr. Flynn asked if public sewer was a requirement for the land development. Mr. Sauselein responded that the property is now an on-site system. Mr. Capuzzi questioned if the Church's connection to Wickerton Drive has been dedicated to the Township.

Mr. Bibbo suggested that the Church might give a sanitary sewer easement if the applicant agreed to install the Church portion of the sidewalk. Mr. Sauselein responded that the Church has not said no to the easement and that the Church has not been in favor of the sidewalk and is happy about the installation of a fence to prevent foot traffic. He also stated that Brandolini was not in favor of a sidewalk. He feels the side walk issue needs clarification from the Board of Supervisors.

Mr. Capuzzi advised the applicant that the plan can not be presented to the Board of Supervisors for final approval unless the sanitary sewer issue is resolved. Mr. The applicant would like to proceed at our own risk. Mr. Flynn said he does not feel that an onsite system is a viable option.

Ms. DeWolf made a motion to recommend final plan approval for the Dalusio/Latoff Land Development plan conditioned on submission of a sanitary sewer agreement to the Township Solicitor for his review, a fee in lieu of sidewalk installation, and all outstanding items in CVE's letter of November 26, 2002 addressed. Mr. Flynn seconded the motion. Mr. Bibbo asked for public comment. There was no public comment. The Commission unanimously approved the motion.

Bayard Rustin High School – Special Exception Hearings- Planning Commission Comment Letter.

Mrs. Adler stated that the Planning Commission has been asked to submit to the Zoning Hearing Board, for the record, its concerns with the new high school. Mrs. Adler stated that the Commission has only reviewed the current sketch plan at their October 23, 2002 meeting and suggested using the issues discussed at that meeting for the letter.

The Commission discussed these issues and the letter from the Barnview residents. Mr. Capuzzi stated that the Commission, at this time, needs only to address in its letter whether the high school is an acceptable use for the Jones Tract and should be granted a Special Exception. Mrs. Adler will draft the letter for the Zoning Hearing Board.

Zoning Ordinance Amendments – Planning Commission Recommendation Letter.

Mrs. Adler said that the Planning Commissions position was stated in the minutes of their Zoning Revision review meeting on September 25, 2002 and she will do a letter based on that position. Ms. DeWolf said she had some concerns about possible changes in the language of the Ordinance Revisions as the Township staff had reviewed them after the Planning Commission's final review on September 25th. Mr. Capuzzi assured Ms. DeWolf that any language changes made did not affect the content of the revisions.

Mrs. DeWolf made a motion, seconded by Mr. Flynn, directing Mrs. Adler to make the Commissions recommendations to the Board of Supervisors based on the Commissions final review of the Ordinance Revisions on September 25th, 2002. Mr. Bibbo asked for public comment. There was no public comment. The Commission unanimously passed the motion.

Public Comment Non-Agenda Items.

There was no public comment at this time.

Adjournment.

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

Respectfully Submitted,
Elaine L. Adler
Acting Secretary

