

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE, WESTTOWN, PA
DECEMBER 18, 2002. AT 7:30PM.**

Present: Chairman Don L. Verdiani noted the following members present; Commissioners Elaine L. Adler, Carol DeWolf, Kevin Flynn, Mary Paumen, and Mark Purcell **Absent:** Commissioner Domenico M. Bibbo. Also in attendance were Township Engineer Angelo Capuzzi and 15 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.

Mr. Verdiani announced that Mr. McCawley would not be in attendance so review of the "Fountains" was removed from the Agenda. The Agenda was then adopted as presented.

Approval of Minutes December 4, 2002.

On the motion of Mrs. Adler, seconded by Ms. Paumen the Commission unanimously approved the minutes of December 4, 2002.

Announcements.

Mr. Verdiani welcomed Mark Purcell as the new member of the Commission. Mr. Verdiani mentioned that the Township Office has a video of "Landscapes" which may be borrowed for viewing. He stated that after December 8th, 2002, all one acre parcels to be developed will need NPDES review by DEP and Chester County Conservation. Mr. Capuzzi will make this part of this review.

Mr. Verdiani reported on the December 16, 2002 Board of Supervisors meeting. He stated that Mr. Adams reviewed an agreement between the Board of Supervisors and the West Chester Area School District which will be presented to the Zoning Hearing Board as part of the special exception process. Mrs. Adler said Mr. Adams was directed by the Board of Supervisors to further revise the agreement. She stated she would email the proposed agreement to the Commission members. Mr. Verdiani advised the Commission that the Board has not asked the Commission to review the agreement. He also advised the Commission that the Board held a hearing on the proposed zoning ordinances amendments but did not approve the amendments. They will further review the amendments based on the Chester County Planning Commission review letter of 12/10/02 and public comments heard at the hearing. He stated that the Board of Supervisors approved the final plan for Dalusio/Latoff with conditions. He said the applicant is actively pursuing a public sewer connection through SS Simon and Jude Church and the plan cannot be changed to an on-site system without plan revision.

Mrs. DeWolf said the lawyer for the Robinson family appeared surprised at the zoning of the Crebilly tract even though they attended meetings doing the comprehensive plan process and zoning ordinance reviews. She stated there was public comment concerning "spot zoning" and removal of the POC overlay on properties north of the Township building. Mrs. Adler stated that Mr. Adams gave Mr. Robinson's lawyer ten days to present their comments on the proposed zoning changes. Mrs. DeWolf said there was also public comment concerning the impact on the residents of Barnview Lane with the location of the new high school on the Jones Tract.

Mr. Pavelchek, 1050 S. New Street, mentioned that he had presented his comments in writing on the proposed zoning changes to the Board of Supervisors and the Planning Commission.

New Business: Tract 2002-9 – SS Simon and Jude Land Development Sketch Plan Proposed New Church.

In attendance for the Church were Ron Avellino, Business Manager, Jim Mazeika Engineer, Barry Isett and Associates, John Gallen Project Manager, and Kevin Allenbach Architect, Diserod Wolff Kelly Colough and Bucher Inc. Mr. Avellino stated that Father Meehan apologized that he could not be in attendance as there was a major worship service this evening.

Ms. Paumen made mention that she and Mr. Purcell are members of the Parish and might have to be recused. Mr. Purcell stated that he is a member of the building committee.

Mr. Allenbach presented the sketch plan to the Commission. He stated at the present time the tract consist of a church, a grade school with a gym, a rectory and a convent. He said the new church is proposed to be built next to the rectory. There will not be a permanent connection between the rectory and the church. The parking lot will be expanded to add 100 spaces. He stated that any slopes involved are not over 25% grade and a retaining wall will be built at the back of the parking lot. The main church entrance will be from Cavanaugh Court. A handicap parking area will be created and also a walkway in the center of the parking lot to the church entrance. Mr. Allenbach stated that Township Ordinance requires 420 parking spaces. He stated that the applicant is proposing an exit only access to Route 352 through the road that was abandoned at the time of the Route 352 relocation. He stated that the applicant has been talking to PennDOT and the Township concerning this exit. Ms. Paumen asked how close to the Traffic signal would the exit be? Mr. Avellino said this has been discussed with our traffic engineer and BP/Amoco. It has been recommended to use the existing BP/Amoco exit which would be right turn only. Ms. Paumen asked if a traffic study had been done. Mr. Avellino stated that a study had not been done on this exit. Ms. Paumen said the level of vehicles that would use the exit will be a key issue. Mr. Verdiani asked who owns the abandoned roadway. Mr. Avellino responded that it was owned by both the Archdioceses and BP/Amoco. He stated they will be working on an easement agreement with BP/Amoco. Mr. Flynn asked if this would be a private roadway. Mr. Avellino responded that it will be a controlled access with a gate and the road will only be used for Saturday night and Sunday services.

A discussion was held on prohibitive and precautionary slopes. Mr. Verdiani stated that under the new subdivision regulations precautionary slope disturbance will be reviewed by the Township Engineer and will not require a conditional use. Mr. Capuzzi stated if the storm sewers cross steep slopes a conditional use hearing might be necessary. The stormwater management was also discussed.

Mr. Allenbach said the exiting church will become a cafeteria with additional office space for the school. He stated that they will not be adding new class rooms and the student population will remain the same. Mr. Allenbach reviewed the architecture of the new church. He stated that there will be a covered porch entrance into the narthex, the nave will have a seating capacity of 1,050, there will be a daily mass chapel, a choir room, and basement area. Mr. Allenbach stated you will be able to walk directly outside from the basement area. The basement will be unfinished with future potential as a social hall and meeting rooms. He stated that they hope to replicate the stone on the rectory for the church. Mr. Allenbach said a special exception on height might be needed as the church will be approximately 60 feet in height with the spire. The church will be a 25, 000 square foot building 200 feet in length. There will be a walkway to the rear of the church and the church will be fully sprinkled. The Commission expressed their concerns with emergency equipment being able to access the rear of the building as it appears from the plan that there is no vehicular access to the rear or east of the building. Mr. Verdiani advised Mr. Allenbach that the sketch plan will be passed to the Township Fire Marshal for his review.

Mr. Verdiani stated that he feels it is a good plan but issues that need to be addressed are the new road through BP/Amoco, steep slopes, emergency vehicle access, height of building and impervious coverage. Ms. Paumen expressed her concerns that the width of the parking spaces be able to accommodate SUV's.

Public Comment Non-Agenda Items.

Mr. Peter Stephenson, 1093 Barnview Lane, asked what input does the Planning Commission have in regards to the site location of the new high school on the Jones tract. Mr. Verdiani advised Mr. Stephenson that if this was a normal land development plan the Commission would have considerable input. He stated if the Zoning Hearing Board defines the site location of the high school this would not be an issue when the Commission reviews the land development plan. Mr. Verdiani stated that until the agreement between the School District and the Township is finalized and the Zoning Hearing makes their decision the Commission will not know what issues they will be addressing during land development review. Mr., Stephenson asked why proposed zoning change and 800' set back for the Crebilly Farm tract was not the same for the Jones tract. Ms. DeWolf said these are two entirely different locations and the zoning changes for Crebilly would not necessarily be applicable to the Jones Tract. Mr. Verdiani suggested that Mr. Stephenson asked the Board of Supervisors to consider the Barnview Lane residents request for a different site location for the high school.

Adjournment.

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

Respectfully Submitted, Elaine L. Adler, Acting Secretary

