

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Wednesday, May 23, 2001 - 7:30PM
Oakbourne Park, Dunning Room
1014 South Concord Road, Westtown, PA

Present: Chairman Don. L. Verdiani, Secretary Elaine L. Adler, Domenico N. Bibbo, Kevin Flynn, Arthur B Holland, Mary E. Paumen, three guests, and those mentioned below.

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: The Agenda was adopted as presented (DB/AH).

Approval of Minutes-May 9, 2001: Mr. Holland noted that the phrase "stream bed" should be "stream bank" in the paragraph relating to the West Chester Regional Planning Commission. The Minutes of the Planning Commission meeting of May 9, 2001, were approved as amended (DB/MP)

Reports

Staff. Michael Cotter reported that work on the new Township Building was progressing according to schedule and offered to Email photographs to interested PC members. He said the Oakbourne Road bridge repairs were going well. The road crew expects to pour concrete next week. The road should be re-opened by mid-June. Action by the Board of Supervisors on the Act 537 Plan is scheduled for July 2, 2001. The Board will act on the Growth Management Plan in late June or early July. The West Chester Area School District has met with the municipalities as part of the on-going search for a site for a new high school. Sites in Westtown are still under consideration.

Mr. Cotter distributed a memo relating to the status of the Westrum Adult Community. A Preliminary Plan is expected next month. Mr. Cotter has recommended to the Board that Westtown retain Randall Schauer as the PC Solicitor during this plan review.

Mr. Cotter also reported on a meeting with Joseph McCawley and his attorney. Mr. McCawley was advised of Westtown's concerns. McCawley is preparing a revised plan making some of the units one-bedroom and shortening the buildings. The plan is expected for the next PC meeting on June 6th.

Board of Supervisors, May 21, 2001. Michael Cotter said the Board had rejected the truck bids and would re-advertise. The Board will act on Westtown School's request to vacate Oak Lane at the June 4, 2001, meeting. The Growth Management Plan Hearing was continued.

Announcements: Chairman Verdiani announced that John Bafile has resigned from the Commission because of other personal commitments. The Commission would like to advertise the vacancy and re-interview the last applicants if they are still interested.

Board of Supervisors Meeting Monday, June 4, 2001. Don Verdiani will represent the Commission.

Growth Management Plan: Present was Charles Schmehl of URDC. Also present were Mr. and Mrs. Harold Orvis and their son. During the continuation of the Growth Management Plan Hearing on May 16th, the Board announced it had decided against the proposed extension of R-2 zoning to include the schools and the Orvis tract. The Board also decided against permitting apartments in this area. The Board agreed to light industrial uses on the Crebilly Tract with proper safeguards and buffers. Mr. Schmehl distributed copies of his memo dated 5/2/01 and revised 5/22/01 based on the Board's comments.

The PC discussed the various possible development scenarios for the Orvis tract that would be in accord with the Board's current thinking. Flexible Development, currently permitted in the Zoning Ordinance for tract of 40+ acres, would allow 1.25 units per acre, a mix of housing types, and requires 40 percent open space. Cluster development permits 1.1 units per acre single family houses on 16,000 sq. ft lots with 25 percent open space. While a mix of housing types (excluding apartments) seems acceptable to West-town, it was considered desirable to create a buffer of single family homes against any existing single family residences. Mrs. Orvis expressed a desire to maintain more open space on the tract which was also a concern of the PC. Since neither the present Cluster or Flexible Development standards seem appropriate as presently written Mr. Schmehl will prepare a revision for the PC meeting on 6/20/01. It was also proposed to make this a Conditional Use rather than a use by right.

Concerning Item 1 in the 5/2/01-5/22/01 URDC memo, the PC discussed methods to control the impact of possible light industrial uses. Since it would be extremely difficult to list the uses which would be permitted or not permitted, it was concluded that it would be more effective to concentrate on impact. Mr. Cotter proposed defining stricter environmental standards.

Zoning Revisions – POC: PC reiterated its support of the senior apartment use concept for this district. However, the Commission has major objections to the current sketch plan because it does not incorporate adequate setbacks, crowds the site with large buildings which would significantly exceed existing height limitations, proposes a density in excess of the current apartment standards, and drastically exceeds the square footage standards of the McCawley stipulation. The area and bulk standards for this use in the POC need more thought. Mr. Schmehl will revise this section of the proposed zoning changes.

Public Comment: None at this time.

Adjourned: 10:05PM (MP/AH)

Elaine L. Adler, Secretary