

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Wednesday, August 22, 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, Carol R. DeWolf, Arthur B. Holland, Kevin Flynn (arrived at 8:30PM), Mary E. Paumen, Township Manager Michael A. Cotter, Township Engineer Angelo M. Capuzzi, eleven 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 with the addition of an announcement relating to the Small Lot Agriculture project.

Approval of Minutes: The minutes of the Planning Commission meeting of August 8, 2001, were approved as submitted (AH/DB).

Reports

Staff. Michael Cotter reported the laminate structures for the roof of the addition to the township building have arrived. It is expected that the entire structure will be under roof in about two weeks. Mechanical work should be completed next week. Site work is well underway. Mr. Cotter is receiving applications for the new Director of Planning and Zoning position. Ms. Paumen and Mr. Verdiani will assist in the initial screening interviews.

Board of Supervisors Meeting, Monday, August 20, 2001. Kevin Flynn represented the Planning Commission. Mr. Verdiani reported as Mr. Flynn was delayed. He said the Supervisors did not proceed to advertise the POC Zoning changes as they felt they had not had sufficient time to review the proposed changes. While the R1 Flexible Zoning changes were not on the Board's agenda, there was an extended discussion during the Public Comment period as many residents interested in this topic were present. Mr. Cotter reported that residents present requested that the Board form a committee to review the Act 527 Plan along with the scheduled peer review by BCM. The Board has agreed. Mr. Cotter also said that SBA had requested a ten-foot extension on the tower on the communications tower at Oakbourne. On the advice of the Township Solicitor, the Board agreed to modify the SBA lease to permit this extension.

Meeting Assignment Schedule. Elaine Adler will represent the Commission at the September 4, 2001, Board meeting.

Announcements:

Storm Water Workshop. In conjunction with the 2001 Pennsylvania Stormwater Management Symposium hosted by DEP, Chester County Conservation District and others, there will be a workshop for non-engineers, "Beyond the Detention Basin", held at Villanova University on Tuesday, October 16 from 1 to 5PM. PC members are encouraged to attend. Those interested should advise Elaine Adler as soon as possible.

Small Lot Agriculture Project. Mr. Verdiani announced the he had met with Eva and Tom Foster to begin planning for the meeting with property owners this fall. The date is Thursday, November 8, 2001, at the new Township Meeting Room. A questionnaire is being prepared and will be sent to the property owners of lots of two acres or more who will also be asked for their comments and suggestions.

Tract 2001-4, Westtown School/Lower School Expansion: Present for the School were Phil Genter, Facilities Director for the School, Rick Shoemaker of Paul Risk Associates, and Architect Dan Wright. This Preliminary/Final Plan was accepted by the Board at the 8/6/01 meeting. PC received Chester Val-

ley Engineers review letter dated August 20, 2001. Mr. Wright indicated that most of the changes requested in the CVE letter have already been implemented. He then proceeded to discuss the remaining issues.

On the issue of steep slopes Mr. Wright indicated that the School considered these slopes manmade, created in the construction of Oak Lane, and therefore regrading in these areas should be permitted. Relating to the requested parking analysis, Mr. Wright reminded the Commission that the Master Plan anticipates building a large parking lot in this area next summer which should relieve any concerns. Mr. Verdiani explained that the PC would like to see an analysis of the current situation and calculation of the existing parking. Mr. Genther indicated that the School plans to provide additional parking, but there are still questions as to the exact location and how the new parking will relate to the various school facilities it serves. It is unclear as to whether or not the parking actually meets the Township's requirements given the increase in the size of the lower school. If additional parking is required to meet Township standards but not needed at present according to the School's determination, it might be added as "Reserve Parking". In response to questions, Mr. Genther said that the Lower School Expansion was the only "expansion" anticipated by the Master Plan. The enrollment of the Upper School would remain at about the present 390-400. The School will provide the requested parking analysis.

Mr. Wright said he had ordered the perc tests of the stormwater management system areas requested by Mr. Capuzzi. They should be available in about a week.

It was determined that a Conditional Use approval will be required for the steep slopes in the construction area of the building. Mr. Cotter indicated this could probably be scheduled for September 17th or 29th. The Planning Commission will review this plan again at the meeting on September 5th.

Tract 2001-6, Joyce Realty Conditional Use Application: Present were Spencer Qualls and Melissa Kay of VanderMark & Lynch, Engineers. Mr. Qualls has applied for a Conditional Use for a professional office use in the R3 District. He wishes to build a 6,500 sq. ft office building in the parking lot which currently serves the Kirkwood Fitness Center and the Joyce Realty office buildings. The Conditional Use Hearing is scheduled for September 13, 2001. PC received Chester Valley Engineers memo dated August 20, 2001.

The Planning Commission's primary concern is the parking for the new building as well as the existing office and fitness center use. It appears that while the parking exceeded that required under prior ordinances, the proposed parking may not meet the current standards. It also appears that some of the parking spaces shown on the plan are not 9.5 feet wide as currently required. PC wants an accurate count of the existing and proposed parking spaces and a tally of how many do not meet the 9.5 foot requirement. Since the uses – office and fitness center – have different hours of intense use, a "Shared Parking" arrangement may be possible. The Township Engineer advised that easements for the sewer mains and pumping station should appear on this plan as well. The Engineer also has questions relating to stormwater management. As there is a separate parcel between the Fitness Center tract and the Green Lane Village project, it was determined that the buffer requirement mentioned in the CVE memo was not required.

Tract 1999-6, Arbours at Westtown Adult Community: Present were Bob Rosenthal and John Harper (Westrum) Attorney Art Machatt (Riley, Riper, et al), Mike Distal and Andy Shur (Pulte) Steve Sauselein (E. B. Walsh), Rachel Sclan (McCloskey and Faber). PC received Chester Valley Engineers review letter dated August 20, 2001. Carol DeWolf announced that she was not participating in discussion of this plan as a Member of the Planning Commission and left the platform.

Mr. Sauselein presented a letter from E. B. Walsh & Associates dated August 22, 2001, in response to the CVE letter. He said that the Walsh letter basically indicated that the applicant agreed to comply with 90 percent of the comments in the Chester Valley Engineers 8/20/01 review letter. These revisions would be made on future versions of the plan. Mr. Rosenthal indicated that the applicant was meeting with the Westtown Park Advisory Group to further discuss issues relating to the trail system location, landscaping

and surfacing. It was noted that the trail cannot be removed entirely from the flood plain if it is to make the connections Westtown requested.

Mr. Distal and Mr. Shur presented some general information on the Pulte organization and philosophy and described other Pulte adult communities in the general area. They indicated that the single family homes planned for the Arbours project would probably run between \$325,000 and \$350,000, the carriage homes between \$225,000 and \$250,000. The Planning Commission would like elevations and renderings of the possible designs and information on materials and exterior finishes. Mr. Distal characterized the recent television magazine coverage of the Pulte company as sensationalized, and emphasized the small number of complaints received in comparison to the number of homes constructed. Mr. Distal said they would welcome a visit from the Commission and other Township officials at the "Traditions" location near Kennett Square. Mr. Rosenthal offered to arrange an inspection tour for the Planning Commission, Board of Supervisors, and staff.

As the Board of Supervisors has not yet resolved the Significant Public Improvements issues, there is a question as to the final number of units which will be permitted. It is expected that the Board will provide guidance on this issue in time for the PC's last September meeting. In the meantime, however, Chairman Verdiani said that PC will continue its review of the other aspects of the plan. The Brandywine Conservancy review and comments are scheduled tentatively for September 5th. The Traffic Consultant's review is also scheduled for a September meeting.

Public Comment. As the tape of the final section of this PC meeting was defective, there is no record of the Public Comment.

Adjourned: 10:10PM (AH/EA)

Elaine L. Adler, Secretary