

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Wednesday, September 5, 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, Township Manager Michael A. Cotter, Township Engineer Angelo M. Capuzzi, seven 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.

Approval of Minutes: The minutes of the Planning Commission meeting of August 15, 2001, were approved as submitted (DB/AH). The minutes of the meeting of August 22, 2001, were approved as amended with the addition of the names of the residents who spoke during the Public Comment period (DB/KF).

Reports

Staff. Michael Cotter reported that PECO was expected to make the electrical connections for the traffic signals at Shady Grove and 926 and Shiloh Road and Route 926 on Friday. It is expected that PennDOT will do a final inspection on Monday, September 10th. The Shady Grove light should be functioning by the weekend. Tree trimming to achieve necessary sight lines is in progress.

There was a Pre-Construction meeting for the sewer plant renovations. Actually work will begin later this month. Westtown School has offered use of a small piece of land for staging purposes. The Township will begin the process to have the plant re-rated next year.

Board of Supervisors Meeting, Tuesday, September 4, 2001. Elaine Adler represented the Planning Commission. She reported that the Board had signed the contracts for the sewer plant improvements expressing great satisfaction that this point had been reached after many years of effort. The Board also approved the contract for review of the Act 537 Plan by BCM. A Citizens committee will also participate in this review procedure. The Board accepted the Preliminary/Final plan for a simple two-lot Subdivision of property owned by the Robinson family on East Street Road.

Meeting Assignment Schedule. Art Holland will represent the Commission at the September 17, 2001, Board meeting.

Announcements:

Storm Water Workshop. Three PC members have signed up for the "Beyond the Detention Basin" workshop at Villanova University on Tuesday, October 15 from 1 to 5PM. Anyone else interested should advise Elaine Adler as soon as possible.

Pulte-Westrum Site Inspection Trip, September 19, 2001. PC will meet at Oakbourne at 5PM. Carol DeWolf expressed concern about the propriety of Westrum's paying for the sandwiches and beverages on the trip. Mr. Cotter stated that the Township would cover this bill if Commission members prefer.

Tract 2001-4, Westtown School/Lower School Expansion: Present for the School were Robert Connolly, Business Manager; Phil Genter, Facilities Director; Rick Shoemaker of Paul Risk Associates; and Architect Dan Wright. PC received Chester Valley Engineers review letter dated 8/29/01, Gladnick, Wright, Salameda letter dated 8/30/01. There is a Conditional Use hearing scheduled for September 17,

2001, at the regular meeting of the Board of Supervisors. The School has applied for the Conditional Use for disturbance in areas of precautionary slopes (manmade) and requests the Commission's recommendation for approval.

According to Mr. Wright, the applicant has provided the requested perc test data and has revised the basin size on the basis of this information. The School has also provided the requested parking analysis. According to this analysis the number of existing parking spaces significantly exceeds the current ordinance requirements for parking. Ms. DeWolf asked for clarification of the criteria for determining the required number of spaces and how it was applied in this instance.

Mr. Capuzzi explained the requested waivers relating to detailed plans of the entire tract, grading plans, additional right-of-way, were commonly granted by the Township when there is development only on a small area of a large tract.

There was no public comment at this time.

Motion (AH/KF), that the Planning Commission adopts Resolution 2001-2 (attached) recommending that the Board approve the Final Plan for Tract 2001-4, Westtown School Lower School Expansion. Unanimously approved

Motion (AH/EA), the Planning Commission recommends that the Board grant the requested Conditional Use for disturbance of manmade precautionary slopes. Unanimously approved.

Tract 1999-14, Brandolini Townhouses: Present for the developer were Sean McCawley, Fred Snow, Attorney Fronfield Crawford, Engineer Charles Durkin, and Dan Johnson, Landscape Architect. PC received a plan revised 8/24/01, Chester Valley Engineers letter dated 9/5/01 and Durkin Associates letter dated 8/28/01.

Mr. Crawford said the applicant would agree to Comments 1-3 on page 2 of the CVE letter, but indicated a problem with Comment 4 relating to the future improvements at the Stafford Drive/West Chester Pike intersection. The applicant has added a sheet to the plan showing the design of this future intersection but does not wish to commit to applying for the PennDOT permit at some undetermined point in the future when the intersection meets the warrants for a traffic signal. The applicant will escrow funds for its share of this light. PC suggests further discussion with the Board and the Township Solicitor.

Mr. Durkin said that they had responded to the Fire Marshal's memo of 8/21/01 by relocating the fire hydrant as requested, making provision for Fire Lane signs, removing the landscaped island in the cul-de-sac, providing an area of depressed curb where the emergency access enters the cul-de-sac. He said that the Fire Marshal accepts the 80-foot cul-de-sac radius as long as the island is removed.

Mr. Cotter informed the applicant that URS, the Township's Waste Water Consultant, has some questions regarding the alignment of sewer mains which should be resolved.

Mr. Bibbo argued that there should be sidewalks along at least one side of the street in this development for safety reasons and for convenient access to school buses. Mr. Crawford indicated it was unlikely there would be many school children in this project. Mr. Holland asked about sidewalks connecting with other facilities in the area and indicated he felt such connections should be provided. Mr. Durkin reminded the Commission of the paved path circling the project and connecting with paths in the existing Chesterfield. PC suggested applicant include a sidewalk along one side of the street with an extension along Stafford Drive to the West Chester Pike bus stop location. The sidewalk should connect with the proposed perimeter path. The Commission agreed to a concrete sidewalk, per Township specifications, which could be interrupted by the macadam driveway to the individual units. Ms. Adler suggested the applicant contact the local postal authorities to determine if cluster mailboxes will be required. If so, the sidewalk should connect to the mailbox locations.

The applicant will prepare a revised plan for the PC meeting scheduled for September 12, 2001.

Tract 2001-5, Jefferson Center Office and Bank: Present were Joseph McCawley and his attorney Steven Marshall. PC received Chester Valley Engineers review letter dated 8/29/01, Road Master memo dated 8/14/01, and Fire Marshal memo dated 8/28/01. Mr. Cotter indicated that the plan results from the approved Master Plan for Jefferson Center. He reminded the Commission that in accordance with stipulation governing development of this site, Mr. McCawley is entitled to request waivers of area and bulk regulations. Mr. Verdiani asked how many square feet had already been developed or otherwise committed on this site. Mr. McCawley said Sunrise was 57,000 square feet, Kindercare 11,000, the proposed senior apartments would be 108,000. This totals 176,000. The present plan calls for a 40,000 square foot office building and 3,000 square foot bank. The proposed total exceeds the 175,000 square feet specified in the Stipulation. Mr. Marshall argued that the Township deemed the apartments a superior use and their greater square footage should not preclude the development of the southern parcel of the tract as depicted in the Master Plan. PC agreed that development was possible, but indicated some concern with the bulk of these buildings, the scope of the requested waivers, and the landscaping.

Mr. Marshall reviewed the Chester Valley Engineers letter indicating that the applicant would comply with the majority of the comments but commenting that insufficient information was available to answer the storm water management questions at this time, and that the issues listed below required further research or discussion.

Mr. Marshall argued that a Conditional Use application (CVE Zoning Comment 2) was not required since the bank appeared on the approved Master Plan. In addition, he believes that the previous applicant did go through the Conditional Use procedure for this use. Mr. Cotter will investigate.

Re CVE Zoning Comment 4, Mr. Marshall stated that approval of the concept Master Plan envisioned waivers such as those required by this plan. Mr. Cotter will discuss further with the Township Solicitor. Mr. Bibbo commented that the waivers should be considered on their own merits. He finds at least two of them excessive.

Chairman Verdiani advised the applicant that the Commission did expect to see provisions for pedestrian circulation and open space amenities as mentioned in CVE Zoning Comment 9.

Mr. Cotter suggested that Mr. McCawley ask his Engineer to attend the September 19th Planning Commission meeting to discuss the technical details of this plan since there are so many engineering issues. Mr. Cotter will refer the legal questions to the Township Solicitor and ask him to attend the October 3rd meeting to discuss those issues.

Tract 2001-7, Robinson, Street Road: This Preliminary/Final plan was accepted by the Board on September 4, 2001. The Robinsons propose to subdivide the 6.2-acre parcel located at 655 East Street Road. The existing house and approximately five acres would be one lot and they would create a new one-acre lot at the rear of the property to be added to their adjacent lot. As this lot has no street frontage there is a question of deed restriction against further subdivision. As no new construction is proposed the applicant has submitted a Form B Non-Building Waiver.

Motion (DV/DB), the Planning Commission approves the application for a Form B. Waiver Unanimously approved. This tract is scheduled for an engineering review on either September 19th or October 3rd.

Public Comment.

Walter Pavelchek, S. New St. Suggested the Township require a deed restriction on the Robinson plan.

Adjourned: 10:45PM (AH/KF)

Elaine L. Adler, Secretary