

# WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall  
1039 Wilmington Pike, Westtown Township  
Wednesday February 7, 2018 – 7:30PM

## **Present**

Commissioners – All Planning Commission members were present (7). Also present were the Township Planning Director William Ethridge, the Township Engineer Kevin Matson and those mentioned below.

## **Call to Order**

Mr. Pomerantz called the meeting to order at 7:30pm and Mr. & Mrs. Hayes led those present in the Pledge of Allegiance.

## **Adoption of Agenda** (JL/SR) 7-0

Mr. Ethridge updated the Agenda; adding the CPUTF-PC meeting on 3/21/18, and correcting the BOS-PC meeting date to 3/26/18. The amended agenda was approved unanimously.

## **Approval of Minutes of January 3, 2018 Meeting** (EA/JL) 6-0

The minutes were approved unanimously. (This was Mr. Yost's first meeting)

## **Announcements**

- A) Mr. Pomerantz introduced Mr. Yost to the other PC members. Mr. Yost provided a brief background on himself, thanked the Board for appointing him, and the PC for welcoming him.
- B) The next Comprehensive Plan Update Task Force (CPUTF) Meeting will be Thursday February 22<sup>nd</sup> at 7:00 pm at the Township Building.
- C) The CPUTF will be meeting with the PC at the regularly scheduled 3/21/18 PC meeting to discuss the first draft of the Comprehensive Plan. This will be the only item on the agenda for this meeting.
- D) The BOS-PC meeting will be 3/26/18.
- E) Westtown Friends School – Educational/Institutional Use Overlay proposal from 1/29/18

## **Public Comment – Non-agenda items**

There was none.

## **Old Business**

Hayes Subdivision - The Commission welcomed Andrew Eberwein, the project manager, along with Mr. and Mrs. Hayes. Mr. Eberwein introduced himself and explained why he wasn't in attendance at the December meeting when the project was first proposed. He informed the PC he was aware of the previous right-of-way issue and that the plans had been modified to provide the amount of RoW that is required by code. The plans still include a waiver of the landscape requirement. Trees and plantings are shown on the plans but there isn't a formal landscape plan due to the minimal amount of information shown. Mr. Eberwein stated he believes a formal landscape plan is not necessary and noted Mr. Matson previously agreed. The other waiver requested relates to PennDOT's request of sight distance for both driveways for lots 1 and 2. Mr. Eberwein expressed his belief that PennDOT will issue a permit for both driveways as this is a PennDOT road with a 35mph speed limit and the driveways are low volume/minimal use.

Driveway 1 (lot 1) currently has 383' of site distance to the left, lot 2 has 420' of site distance but is 20' short of what is required. Mr. Eberwein believes PennDOT will issue the permit for both driveways and would like the PC to grant the waiver to the minimum sight distance.

Mr. Matson offered his opinion that a waiver to the landscaping plan requirement may not be necessary and that the plans appear to be satisfactory, but he will have to confirm this with the Township Solicitor. Regarding the 2<sup>nd</sup> waiver, Mr. Matson indicated there are two ways to measure the sight distance and asked, if the waiver is to be considered, how the tabulation was performed. Mr. Eberwein replied that he conducted mathematical calculations and that he believed the existing site distances are adequate.

Mr. Matson stated that in his experience, the Township has never granted a waiver to sight distance and suggested that the applicant build their case to PennDOT to get permits from them first. This would give the PC cover to grant the waiver after PennDOT has weighed in. Mr. Eberwein replied that his fear is that if PennDOT says no, then in order to meet the minimum sight distance requirement he will have to create a combined driveway for lots 1 and 2, which the property owners and the PC have already said they do not favor. Mr. Lees confirmed that PC members had agreed previously that a shared driveway was not preferred. Mr. & Mrs. Hayes testified to the low frequency of traffic along Westbourne Rd and their desire not to install a shared driveway.

Mr. Matson explained to the PC that even if the PC votes to block the sight distance waiver, PennDOT could grant it because it is a PennDOT road and that the difference between 380' and 440' was perhaps de minimus. He added that PennDOT would be assuming the risk by issuing a waiver instead of the Township.

PC members asked Mr. Eberwein to seek the waiver from PennDOT first. Mr. Eberwein explained the difficulty with this is PennDOT will not entertain a waiver request until the lots exist. Nevertheless, he agreed to setup the meeting with PennDOT.

Regarding comment three, Mr. Eberwein explained that a SWM easement has been provided and all other issues have been resolved.

Mr. Matson suggested that a "clean sheet" would be possible after a meeting with PennDOT. PC members then asked Mr. Matson about the installation and maintenance of SWM features on new lots. Mr. Eberwein explained what would have to happen if the SWM infiltration area failed. He added that raingardens are being added to assist with SWM.

The PC thanked them for their attendance and looked forward to having them back once the PennDOT meeting had been resolved and a clean sheet was prepared.

Bi-Directional Antennas – Mr. Ethridge distributed to PC members the draft language prepared by Mr. Verwey from the Township Solicitor's office. Mr. Ethridge read Mr. Verwey's email from 2/6/18 which describes the draft language Mr. Verwey prepared and Mr. Ethridge's changes to this draft. Mr. Ethridge also added that the sections discussing exemptions and appeals still require some decisions from the PC.

PC members questioned the violations language on the first page, asking why criminal penalties were being called for. Mr. Ethridge indicated that he would have to discuss the issue with Mr.

Verwey to clarify. The PC asked Mr. Ethridge to invite Mr. Verwey to the next PC meeting to answer further questions regarding the language.

PC members suggested the Mr. Verwey separate procedural steps from the language in a separate document after the next draft is completed and bring recommendations on how to address appeals and exemptions. (Mr. Matson announced he was leaving.)

### **Public Comment**

There was none.

### **Reports**

Board of Supervisors meeting 1/16/18 – Mr. Embick: Two items of interest were discussed in the workshop. First, the Township intends to review plans for a Veteran’s Memorial somewhere on the grounds of Oakbourne Park. The second presentation was from Jack Stefferud with the Natural Lands Trust regarding how open space protections can be achieved. The PC asked Mr. Ethridge to invite Mr. Stefferud to the next PC meeting.

Board of Supervisors meeting 2/5/18 – Mr. Hatton: The Roads Department conducted a significant amount of road salting which required a substantial amount of truck maintenance. The 1<sup>st</sup> floor bathroom in Oakbourne Mansion is being redone. The Historic Commission discussed the memorial at Oakbourne Park as well as the AME Church site. Westtown Day will be 10/7/18 from 10am – 2pm. A dozen Boy Scouts were in attendance earning their community badges. Emergency services contract was redone. Ed Yost was appointed to the PC until 2021. A resident asked for her letter to be read aloud, regarding the lack of yard waste collection in the Township, and wanted it twice a month in November and December. Bills were paid in the amount of \$378,710.33.

Mr. Pomerantz reminded members that the Toll decision would come out on 2/12 and that Toll would have 30 days to appeal that decision.

Mr. Embick asked Mr. Ethridge if he would provide the PC with the documents they submitted to the Toll CU hearing.

### **Adjournment (JL/SR) 7-0**

Mr. Pomerantz adjourned at 8:58pm.

Respectfully submitted,  
William Ethridge  
Planning Commission Secretary