

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
Wednesday June 20, 2018 – 7:30PM

Present

Commissioners – All Planning Commission (PC) members were present except for Ed Yost and Russ Hatton (5). Also present were the Township Planning Director William Ethridge, and the Township Engineer Kevin Matson.

Call to Order

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

Adoption of Agenda (EA/JE) 5-0 in favor

Approval of Minutes of May 9, 2018 Meeting (EA/JL) 5-0 in favor

Mr. Pomerantz and Mr. Rodia both requested that changes be made to the draft minutes.

Announcements

- A) Mr. Ethridge distributed a list indicating which date each Commissioner would be assigned to attend the Board of Supervisors (BOS) meeting and asked that members update the list with their most recent changes.
- B) Mr. Ethridge distributed the Commission's written motion from their 6/6 meeting and asked each member who voted in favor of the motion to sign it.

Public Comment – Non-agenda items

None

Old Business

None

New Business

Stancato Subdivision (2 lot minor) – Tony Stancato, 120 Crosspointe Dr, West Chester, and Dustin Stancato, 942 S. Matlack St, West Chester.

Tony Stancato introduced himself and his son, Dustin. Dustin purchased the property at 942 S. Matlack St. 4 years ago. The lot is 1.4 acres. There is a single story rancher with a 2-car garage that faces S. Matlack St. There is a 2 story cottage on the back with separate utilities that the previous owners had used as a second dwelling. Their desire is to subdivide the lot into two parcels. The existing home would remain on one of the lots, while the 2nd lot will either keep the existing home or it will be torn down for a new home. He also explained the irregular lot configuration had to do with certain requirements from Aqua for connecting to public water.

Several Commissioners asked about the configuration of the lot and why an easement for water connection to S. Matlack would not work. Mr. Stancato replied that Aqua requires deeded frontage on S. Matlack in order to extend water to the new lot.

Mr. Pomerantz asked the Township Engineer, Mr. Matson, for his opinion on the subdivision request. Mr. Matson explained that he had inquired as to the validity of the explanation of the lot

shape and that he had yet to receive an answer from Aqua that concurred with Mr. Stancato's explanation; therefore he was unable to offer an opinion on the lot's shape.

Tony Stancato expressed to PC members that he could easily configure the lot in a more acceptable shape and serve the new lot by way of an easement if Aqua would allow it.

Mr. Pomerantz suggested that the application be tabled until the next meeting per the PC's clean letter policy, as this would allow for time to verify the lot configuration with Aqua officials. Mr. Matson agreed citing additional administrative comments and legal descriptions from his review letter that would need to be incorporated into a revised plan. Mr. Stancato informed PC members he also has notes on the plan that the 20' strip will not be allowed for driveway access to S. Matlack St. Mr. Ethridge indicated that due to scheduling, the application would not be before the PC again until August 8.

Fair Share Properties (FSP) – Amendment to the preliminary/final land development – Lauren Duffy (FSP), Joel Comanda (Inland Design), Andy Rau (counsel), Jody Thompson (Ducklings)

Mr. Pomerantz explained to the audience that the applicants met with Township staff and 3 members of the PC prior to tonight's meeting to brief members on the proposed amended plans. Mr. Ethridge briefly introduced the amended application to the audience. Ms. Duffy provided some historical context on the property and what has been approved over the years and why the project started, stopped, and has restarted again. This amended plan, she explained, removes one of the originally approved outdoor play areas, adjacent to the jug-handle. The footprint of the structure is expanded to the West to allow for the play area to be incorporated within the building. There is no additional parking, faculty, or children requested as a part of this amended plan. The result is a net decrease in impervious area as grass areas are being planned for the remaining outdoor play areas instead of rubber.

Mr. Embick inquired as to whether or not a combined traffic impact study had been done at this intersection now that two childcare/preschools were being proposed (Malvern School across the street being the other). Mr. Matson responded that an extensive study had been done at this intersection (202 and Skiles Blvd) several years ago when this project was submitted. Provided the parking spaces, employee, and child counts hadn't increased, the traffic impact would be negligible for this site. A traffic impact study examining the impact of both sites however, has not been done. Regardless, he noted that multiple traffic improvements were to be made as a part of this project including a connector road, stop signs, and a new turn lane onto southbound 202.

Mr. Rau added that this is an approved development site. The only change is that the building footprint is being enlarged to allow one outdoor play area to be brought inside the building.

Mr. Pomerantz inquired as to the existence of an engineering review letter for the revised plan. Ms. Duffy expressed her understanding that the Township Manager, Mr. Pingar, had performed the initial engineering review and determined that the revised plan was satisfactory, but that he had yet to determine if a full engineering review by a contractor for the Township would be required. PC members asked Mr. Ethridge to contact Mr. Pingar for verification. Mr. Pomerantz and Mr. Pingar then spoke by phone during the meeting. During the call Ms. Thompson introduced herself and provided some background on her company, Ducklings Childcare. Ducklings will occupy both floors of their building for their operations.

After concluding his call to Mr. Pingar, Mr. Pomerantz put forward a motion that read "Relying

on the professional opinion of the Township Manager / Director of Engineering, that the application complies with the previous land development approval for the Malvern School and by association, the zoning, subdivision, and land development ordinance, the PC recommends that the application be approved and that the Board of Supervisors approves the application with the last revision date on the plans of May 18, 2018.” The motion was seconded by Steve Rodia and all members voted in favor (5-0). Mr. Pomerantz also asked Mr. Ethridge to ask Mr. Pingar to provide the PC with a memo confirming that he conducted the engineering review for the FSP amended plans and that they were satisfactory.

Rogers Special Exception – Catering Major Home Occupation, Bryan Rogers, 831 E. Sage Rd. West Chester

Mr. Rogers provided some background on his proposed business and why he was seeking the SE. His food trailer would operate primarily on the campus of West Chester University but it would be parked once a week to restock at his home. Mr. Ethridge explained that the BOS had reviewed this application at their meeting on Monday and that Board members’ reactions were generally positive. There was some discussion of having Mr. Rogers expand his driveway to allow for the trailer to be parked further behind the front façade of his home to make it more difficult to see from the street. Mr. Rogers was open to the idea. Mr. Rogers also described the inventory he would be keeping in his basement (chips, other dry goods, and frozen chicken in a freezer) and that his grease waste would be contained in drums attached to his trailer, which would be taken away by a waste hauler, so it would not enter the Township’s sewer system.

During discussion, Mr. Rogers explained that the Borough will grant him a parking permit on the campus of WCU after his commissary license is approved, and he is approved by the Chester Co. Health Department. He is anticipating approval on both.

Mr. Ethridge noted he had not received any feedback from the community. Mr. Rogers indicated that the trailer does not have a logo currently but that he would be placing a permanent logo on the trailer at a later date. No logo would go on his personal truck.

After some discussion, PC members gave Mr. Rogers their verbal support to seek his SE with the condition that if his neighbors request landscaping or screening, that he be required to provide such landscaping or screening so as to conceal his business trailer to the degree the Township believes is reasonable, and that he pursue the extension of his driveway to allow for the trailer to be placed behind the front façade of his home.

Malvern School Conditional Use Application (Preschool & Daycare) – Lou Colagreco, Esq., Andy Heinrech (Traffic Engineer), Pauleen Swartz (Malvern School), Andy Eberwein (Engineer), Deb Jackson (Malvern School), Bryan Breslin (Malvern School), Gina Gerber, Esq.

This is the location of a previously approved 30,000 sqft two-story office building (2009) with below ground parking. Malvern School is proposing an 11,000 sqft one-story preschool and daycare facility. The impervious coverage has reduced by approximately 20% from what was approved in 2009. Mr. Eberwein explained that many of the previously approved curb lines have been preserved from the office building plan. Stormwater will be channeled and infiltrated underground. There was discussion of the traffic impact study. The applicants explained that this proposal will result in less traffic than the previously approved office building from 2009, however they admitted that the study does not take into account the proposed traffic impact of the Ducklings School across the street.

Commissioners also discussed the possibility of future bi-directional antenna requirements during construction and asked the applicants to consider incorporating BDA features in their building voluntarily. The applicants mentioned that their architect is currently examining options for incorporating LEED energy saving features within the building but that a final list has not been developed yet.

Malvern school officials discussed some of the technology behind the security features within the school that would prevent unauthorized access.

During Mr. Matson's discussion of his review letter, Mr. Eberwein indicated that many of the previously approved design elements of the 2009 approved site plan were carried forward into the design of the current proposal and did not appear to have been reflected in Mr. Matson's letter. Mr. Colagreco elaborated on the backstory and expressed a desire to meet with Mr. Matson at a later date to bring him up to speed on what was approved and how the current proposal results in less disturbance and footprint than what was approved in 2009. He added that no variances were previously sought and the presence of the previous township building was the basis for most of the waivers and allowances granted in 2009. He felt confident that a meeting with Mr. Matson at a later date would resolve these issues.

Mr. Matson then asked Mr. Colagreco about the easements on the property which he explained briefly, one of which no longer exists. Mr. Eberwein then briefed PC members on the landscaping and grading that will occur at the site. Mr. Colagreco then requested a recommendation from the PC.

Mr. Pomerantz noted that Mr. Matson's 9 page letter prevented the PC from making a recommendation. Mr. Matson suggested that the plan will undergo some changes and would not offer a recommendation. Mr. Ethridge offered that the Board will open the Conditional Use (CU) hearing on 7/17 but would not make a decision at that hearing and would continue the case to a subsequent date. The PC could move at its own pace on this case, get a clean letter for its 8/8 meeting and make a recommendation. All parties agreed that would be acceptable. PC members made no motions on the application. Mr. Ethridge expressed to Mr. Colagreco that the application would be before the PC again on 8/8.

Public Comments

None

Reports

Board of Supervisors public meeting 6/18/18 – Steve Rodia

Adjournment

Mr. Pomerantz adjourned at 9:45pm.

Next PC meeting – July 18, 2018, 7:30 pm – Township Building

PC Representative at next Board meeting: June 18, 2018 – Ed Yost

Respectfully submitted,
William Ethridge
Planning Commission Secretary