

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**July 8, 2020**

**Present:** G. Buccaccio, Vice-Chairman  
D. Watt, Secretary  
A.E. Newbold  
C. Rubenstone  
W. Shoemaker

**Also:** J. Gaadt, Consultant to the WPC  
M. Conrad, Township Engineer  
B. Smiley, Zoning Officer

**Absent:** R.E. Reves, Chairman  
F. Houder

**Minutes:** The minutes of the meeting of March 4, 2020 were approved as submitted.

**Land Development:** Troutbeck Farm- Traffic Discussion

Lou Collagrec, Esq. And Eric Ostenchuck reviewed the traffic impact of the development and answered questions from the WPC and members of the public. The WPC was reminded that the preliminary plan was recommended at the March 4 meeting and that it would be placed on the agenda of the July 20 meeting of the Board of Supervisors.

WillistownPoint (formerly 1720 West Chester Pike)

The applicant chose not to appear and instead met earlier in the day with Conrad and Gaadt who reported that the outstanding issues had been resolved and that a clean review letter would be generated.

The WPC recommended the plan that the Board of Supervisors approve the plan at their July 20 meeting.

**Discussion:** Review stormwater exemption provision 73.36G. Upon hearing of the concerns raised by the Building Officer, the consensus of the WPC was that a review is necessary.

**Condition Use Application:** Applebrook Meadows riparian buffer

The consensus of the WPC was that riparian buffers are very important and that encroachment is to be avoided, particularly if the description of the reason for and the nature of the disturbance is vague and unspecified.

**Comprehensive Plan Update:**

Gaadt reviewed briefly, the concepts outlined in his draft Summary of Goals and Policies distributed by email 5-15-2020. He asked that the WPC submit comments by phone or email for discussion at our next meeting.

Respectfully submitted,

David E. Watt, Secretary