

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**February 3, 2021**

**Present:** C. Rubenstone, Chair  
M. Perrin, Vice-Chair  
D. Watt, Secretary  
W. Claytor  
W. Shoemaker

**Also:** Sally Slook, Township Manager  
M. Conrad, Township Engineer  
R. Smiley, Zoning Officer  
J. Gaadt, Consultant to the WPC

**Absent:** R. Reves  
F. Houser

**Minutes:** The minutes of the meeting of January 6, 2021, were approved as submitted.

**Conditional Use Application:** C-1-21 Wendy's 220 Lancaster Avenue

The applicant was represented by John Anderson, Tommy Morgan, and Henry Latch. They presented a plan that requires a "signage application." The existing pylon sign will be replaced, in kind, except for the replacement of fluorescent tubes with LEDs. Discussion arose on the question of wall signs. The applicants will return with more information and data at the meeting on the 17<sup>th</sup>.

**Land Development:** L-1-20 Villa Maria – Student Union and Tennis Courts

Joe Rusella and Zeke Spillane appeared and addressed the Yerkes review of February 1. Conrad reported that the plans had complied with all issues. The WPC recommended approval of the Board of Supervisors. Shoemaker abstained.

**Working Session:**

Smiley suggested that the time between submission of sketches, plans, and other documents and a WPC meeting be set to at least 5 working days to provide time for review and evaluation before introduction to the WPC. The WPC welcomed the suggestion.

Gaadt reviewed progress on the Comprehensive Plan. He is setting up a meeting with Planning Monitor from the County. It was decided that the second meeting of the month will have time devoted to the work on the Comprehensive Plan Update.

Respectfully submitted,

David E. Watt, Secretary