

Willistown Township Planning Commission
Minutes of the Meeting of
February 17, 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
J. Jacobs, Asst. to the Twp Manger

Absent: R. Reves
F. Houder

Minutes: The minutes of the meeting of February 3, 2021, were approved as submitted.

Comprehensive Plan Update: Kate Clark of the Chester County Planning Commission introduced herself. She will be serving as the Planning Grant Monitor.

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

The applicant was represented by Tommy Morgan, John Anderson, and Henry Latch. They presented a revised signage plan with one sign on the north-facing wall of the building and for a refacing and relighting with internal LEDs of the existing freestanding sign. The WPC recommends that the conditional use be granted by the Board of Supervisors. Shoemaker abstained.

Zoning: Z-1-2 1 721 Hillview Road

Bryan Jennings and the applicant, Adam Loew, appealed the Zoning Notice for violation of 139-105 or seek a dimensional variance for a fence with eight-foot posts. The WPC declines to make a recommendation to the Zoning Hearing Board.

Z-5-20 89 Line Road Christ Memorial Lutheran Church

Robert Hall, Mike Imms, and Marilyn Batuello explained the purpose, location, and lighting of a proposed sign for which they seek relief from 139-111 C4.

The WPC recommends the relief be granted by the Zoning Hearing Board.

Conditional Use: C-1-20 Apple Brook Meadows

Mame Murdoch and Rob Rosend represented the HOA. Rosend outlined his five major considerations: 1. Practicality 2. Maintenance 3. Appearance 4. Public health and safety 5. Embrace buffering area.

After discussion, it was agreed that another site visit will be made in the spring.

Respectfully submitted,

David E. Watt, Secretary