

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**March 17, 2021**

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

**Also:** J. Jacobs, Asst to Township Manager  
M. Conrad, Township Engineer  
R. Smiley, Zoning Officer  
J. Gaadt, Consultant to the WPC  
B. Christman, Esq. Township Solicitor

**Absent:** R. Reves

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

**Site Visit Follow-up:** Applebrook Meadows HOA

Mame Murdoch and Rob Rosend represented the HOA. Smiley introduced maps that reflect changes to the mowing limits in Zone II of the Riparian Buffer resulting from a site visit. Zone I will not be mowed. The mowing limits of Zone II will be surveyed, mapped, and staked by Monomee, Inc. The stakes will finally be replaced with rebar markers driven to ground level. There will be “no mower creep” beyond the newly marked mow lines.

**Subdivision:** S-2-20 Troutbeck Farms Final Planning

The applicant was represented by Alyson Zarro, T.R. Moser, Ted Moser, and Michael Hartman. They addressed the review from the Gaadt/Yerkes review letter of March 15. They will return with a plan reflecting their compliance with the issues raised and the receipt of the documents and permits that are “in the pipeline.”

**Comprehensive Plan:** Kate Clark Grant Monitor from CCPC was in attendance. Gaadt reviewed the scope of work schedule and the Task Force meeting dates. The first public meeting to introduce the project and give highlights of the surveys will be 7:00 PM on April 29 via Zoom.

Respectfully submitted,

David E. Watt, Secretary