

Willistown Township Planning Commission
Minutes of the Meeting of
September 15, 2021

Present: C. Rubenstone, Chairman
M. Perrin, Vice-Chairman
D. Watt, secretary
F. Houder
W. Shoemaker

Also: B. Christman, Township Solicitor
B. Smiley, Zoning Officer
J. Gaadt, Consultant to the WPC
N. Cerilli, Township Engineer
J. Jacobs, Assistant to the Township Manager

Absent: W. Claytor
R.Reves

Minutes: The minutes of the meeting of August 11 were approved as submitted.

Comprehensive Plan: J.Gaadt and Kate Clark (CCPC VPP Grant Monitor)
Gaadt reviewed the progress in three areas and outlined the next steps. (document attached)

Sketch Plan: 5275 West Chester Pike Ducklings Day Care

John Jaros, Esq, Anthony Diver and Joe Russella presented a sketch plan for the development of the southeast corner of West Chester Pike and Delchester Road. The project will require an amendment of the Zoning ordinance either of the rural district or the highway corridor to use the site for a day care facility. The applicants were reminded that land consists of fill and that contamination from an abandoned NIKE to the north of Rt. 3 may possibly exist.

Conditional Use: C-02-21 613 Warren Ave. Conditional uses within Zone 2 RBA

Jonathan Long, Esq. and Joe Russella represent the applicant, Costel Talanca. Russella addressed the issue of storm water management on the site and proposed a longer and larger trench, pipe and a larger and deeper infiltration bed, Also mentioned were possibility of crates and a rain garden. The WPC expressed grave concerns about storm water in the light of the recent storm. Russella said he intends to err on the conservative side in his planning. Neighbor Roby Lentz of 3 Wildwood expressed misgivings about the project and its effect on neighboring property values.

Concept: 27-29 Industrial Boulevard Multi-family Housing

Joe Clement, Esq., Bill Brown, Kim Krauter and Erika Scharr brought and recent plan which shows more of the building envelopes in Tredyffrin Township. Clement presented a draft ordinance which would provide for the multi-family use in the RI District. The issue of fair share arose when Gaadt calculated the impact of the loss of the land for industrial use on the township as a whole. Smiley, Gaadt and Christman will meet to discuss this issue.

Respectfully submitted,

David E. Watt, Secretary