

Willistown Township Planning Commission
Minutes of the Meeting of
October 6, 2021

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

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

Absent: R. Reves

Minutes: The minutes of the meeting of September 15 were approved as submitted.

Lot Line Change: TurnerZozaya- Whitehorse Road Tim Barnard, Esq. and Dave Shula represented the applicant. 1.9 acres will be transferred and the lot line extinguished. A letter was submitted for the record from the Willistown Conservation Trust accepting a portion of the lot. The WPC recommends the approval of the plan by the Board of Supervisors.

Conditional Use Application: 925 Plumsock Road- Stormwater pipes and level spreader within Precautionary and Prohibitive Slopes
Michael Bokar of Apex Engineering represented the applicant. Questions arose concerning the riparian buffer and silt control fence and construction practices. The applicant will return with a clean plan for review prior to the WPC making its recommendation to the Board of Supervisors.

Sketch Plan: S-04-21 Rock Hill Farm Open Space Conservation Subdivision and South Valley Estates
Mark B. Kaplan, Esq and Dave Shula of Chester Valley Engineers reviewed the sketch plan. Caplan stressed repeatedly, his intention not to propose any development that would necessitate either a zoning variance or a conditional use. Following his review and questions from the WPC, several audience members had additional questions including George Asimos, Esq. representing the McCabes of South Valley Road.

Respectfully submitted

David Watt, Secretary