

Willistown Township Planning Commission
Minutes of the Meeting of
October 20, 2021

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

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

Absent: R. Reves

Minutes: The minutes of the meeting of October 6th were approved as submitted.

Development Options: 369 Paoli Pike

Sharra Mercer and the property owner Robin Taylor appeared to bring the parcel of 10.7 acres to the attention of the WPC. An historic house, circa 1820 is on the property. The land was suggested for use as a public park.

Variance: Z-09-21 222Spring Road Side Yard Setback Encroachment

Jeff Sidman, the applicant appeared to explain the constraints on his property that necessitate locating a pad for a 12'x30' shed within the setback. It will NOT be a garage. He will return with information about slopes that will be involved.

Conditional Use: C-02-21 613 Warren Ave. Uses Within Zone 2 RBA

The applicant, Costell Talanca was present and represented by John Mahoney, Esq. and Denny Howell. Howell explained his difficulty in determining infiltration and that he may have to amend soils in accordance with BMP. The issues involved with conditional use are the sewer lateral, storm water management and the driveway. Several neighbors expressed strong reservations about the plan. The WPC recommends the conditional use be granted by the Board of Supervisors with the conditions called out in the Gaadt-Yerkes review letter of Oct 14, 2021.

Claytor and Shoemaker abstained.

Concept: 27-27 Industrial Boulevard

Joe Clement, Esq. and Kim Krauter appeared with an amendment to Ordinances Chapter 139 (Zoning) to permit Age Restricted Apartment Developments in the Industrial District. The WPC recommends the amending of the Ordinance by the Board of Supervisors. Shoemaker abstained.

Sketch Plan and Draft Ordinance Amendment: 5275 West Chester Pike- Duckling Day Care

Mr. Diver, the developer and John Jaros, Esq. and Denny Howell appeared the further explain the project and a draft amendment to the Highway Corridor. Discussion center around the plan within the constraints of the property.

Conditional Use: 925 Plumsock Conditional Use for Stormwater Pipes and Level Spreader
within Precautionary and Prohibitive slopes.

Michael Bokar appeared and answered the questions that arose at the October 6 meeting.
The WPC recommended the plan for Conditional Use approval by the Board of Supervisors.
Shoemaker abstained.

Respectfully submitted,
David E. Watt, Secretary