

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**November 3, 2021**

**Present:** M. Perrin, Vice Chairman  
D. Watt, Secretary  
W. Claytor  
F. Houder

**Also:** J. Jacobs, Assistant to the Township Manager  
M. Conrad, Township Engineer  
J. Gaadt, Consultant to the WPC

**Absent:** C. Rubenstone, Chairman  
R. Reves  
W. Shoemaker

**Minutes:** The minutes of the meeting of October 20<sup>th</sup> were approved as submitted.

**Zoning:** Z-09-21 222 Spring Road Side Yard Encroachment  
The WPC recommends the granting of the variance by the Zoning Hearing Board.

**Sketch Plan:** S-07-21 314 South Valley Road

The applicant, Ed Morris and his engineer, Chris Yohn presented a sketch plan for a six lot subdivision. The existing house, pool and tennis court would remain and five new lots created from the remainder of the 14.8 acre property. They responded to the Yerkes/Gaadt review letter of Oct. 29. Currently no homes are planned, "just lots." The WPC had concerns about the South Valley Road view shed as it is a designated scenic road. The engineer agreed that it would be inappropriate to have tall and dense plantings along the road that would break the scenic views. It was suggested that increased set backs and limiting curb cuts, perhaps driveway sharing, would be desirable.

Neighbors of the property who live on S. Valley, Horseshoe, and Grubbs Mill Roads expressed concerns, assuming houses will be built eventually. Among them were traffic impact, slopes and existing water problems, pedestrian traffic safety, wells going dry, accidents in the area and preservation of white pines on the property. It was mentioned to the neighbors that this was a sketch plan, the very start of a lengthy process and that their concerns were appreciated.

**Discussion:** Gaadt led a discussion of the Chester County Stormwater Document- Review Appendix B. Additional copies were were provided for comment by 11-19.

Respectfully submitted,

David E. Watt, Secretary