

Willistown Township Planning Commission
Minutes of the Meeting of
Nov. 17, 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. Gaadt, Consultant to the WPC

Absent: R. Reves
W. Shoemaker

Minutes: The minutes of the meeting of November the 3rd were approved as submitted.

Zoning: Z-08-21 Willistown Knoll for Sign

Debbie Marchiano of Pennco Management appeared. She described a replacement sign with an updated change in color and size supported by stone pillars requiring a variance from 139-110 m. The WPC recommends that the variance be granted with the stone pillars lowered from five feet to four.

Z-11-21 48 S. Lloyd Avenue Variance for Side Yard Setback

Jason Baily of All County Associates appeared. The project envisions an addition on the side of the house and a garage. The WPC does not have enough information to make a recommendation to the Zoning Hearing Board.

Conditional Use Hearing: C-05-21 23 Old Covered Bridge Road- Conditional Use for Steep Slopes

Mark Padula, PE appeared on behalf of the applicants, Reed and Monica Sutton. The conditional use will be for a patio, pool, hardscaping, soil disturbance and the widening of the driveway. Padula will contact the Township Engineer to determine the conditions necessary to satisfy the requirements of Chapter 73.

Proposed Addition to the Agricultural Security Area: 6 & 8 Castlebar Drive

Ryan Heenan of the property was in attendance. Solicitor Christman made a presentation to the WPC outlining the evaluation criteria for determining a property's inclusion in the Agricultural Security Area and reviewed examples of the protections it offered.

Citizen comments and questions by several neighbors were entertained including: Les Green of 2 Castlebar, Mike Kerr of Stonehenge, Brett Seidel of 4 Castlebar, and Ronnie Gray of 9 Castlebar. Frank Houder of 1 Castlebar identified himself as asking questions as both a neighbor and a member of the WPC. He assured those in attendance that he will recuse himself from any recommendation by the WPC in the matter.

Comprehensive Plan Update: Gaadt reviewed the progress to date on the Comprehensive Plan by the various working groups. A summary is attached.

Respectfully submitted,

David E. Watt, Secretary