

**Willistown Township Planning Commission
Minutes of the Meeting of
April 20, 2011**

Present: R.E. Reves, Chairman
W. Bowers III, Vice-Chairman
D.E. Watt, Secretary
F. Houder
A. Newbold
W. Shoemaker

Absent: G.Bucaccio

Minutes: The minutes of the meeting of April 6, 2011 were approved as submitted.

Zoning Hearing: Z-1-11 Shelbourne Partners FSP Willistown, LP
1713-1717 West Chester Pike

The applicants were represented by Stephen Pahides, Esq., and David Ennis. The Shebourne Partners wish to build an Assisted Living Facility with 85 units to serve up to 100 clients. They request that the original variances, granted to Videon and Alliance Bank for an office building be extended to them. This would involve allowing 8.5 acres instead of the required 10 acres and a reduction in the setback requirement from the dedicated open space to the north.

The WPC recommends the granting of the variances as long as an attempt is made to increase the rear setback of the building to 50 feet.

The WPC also supports the Conditional Use of the property as an Assisted Living Facility and the combining of the 4 lots into 1.

Z-2-11 Denny L. Howell – 310 Boot Road

As promised, Howell appeared with a plan that reflected some of the input of the WPC and John Gaadt from the meeting of April 6. **The WPC recommends that the variance from 73-11.1 be granted. The WPC also supports the granting by the Board of Supervisors of whatever waivers from 73-13A are necessary for this subdivision to be accomplished.**

Subdivision: S-1-11 Richard Jones – 409 Dutton Mill Road

Since the Planning Module information from DEP has been approved, **the WPC recommends this reverse subdivision to the Board of Supervisors for their approval.**

Respectfully submitted,

David E. Watt, Secretary

