

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**December 8<sup>th</sup>, 2021**

**Present:** C. Rubenstone, Chair  
M. Perrin, Vice-Chair  
W. Claytor  
W. Shoemaker  
F. Houder

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

**Absent:** R. Reves  
D. Watt, Secretary

**Minutes:** The minutes of the meeting of November 17<sup>th</sup> were approved as submitted with a correction to a typo.

**Zoning:** 10 Post Road Variance/Special Exception Z-11-21 & Conditional Use C-6-21

Glen Kelczenshi, P.E. of Bercek Assoc, and Mr. Renehan represented Thomas and Brittany Kehoe. 1). It was discussed that the addition would be pinned and confirmed to remain outside of the 100-year flood plain. 2). The applicant agreed to work with the township to put together a Riparian Buffer Management Plan. 3). It was discussed that the applicant would move the forced main outside of the flood plain. The applicant will revise and return to the PC for further review.

**Conditional Use Hearing:** C-05-21 23 Old Covered Bridge Road- Conditional Use for Steep Slopes Mark Padula, PE and Richard Lyon, L.A. appeared on behalf of the applicants, Reed and Monica Sutton. The township engineer clarified that the small area of unregulated steep slopes outside of the kitchen was permissible to modify the proposed design concept. The applicant agreed to revise the design to remain outside of the steep slopes and return to PC for further review.

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

Ryan Heenan of the property was in attendance. Solicitor Christman, again for everyone's benefit reviewed 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:

Frank Houder of 1 Castlebar identified himself as asking questions as both a neighbor and a member of the WPC. Solicitor Christman reviewed the regulations on a quorum. C. Rubenstone, Chair made a motion to recommend, with no implications for other actions pending about those properties, the 6 & 8 Castlebar Lane be granted in the Agricultural Security area based on the specific guidelines provided by the state of Pennsylvania and that a letter from the Chairman would follow. W. Claytor seconded the motion. There were two "yay" votes and one "nay" vote. BS. & MP recused themselves from the vote.

**Public Comment:** There was public comment about Rock Hill Farm, Agricultural Security Areas, and Zoning in General.

Respectfully submitted,

Warren Claytor