

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**August 8, 2012**

**Present:** R.E. Reves, Chairman                      **Also:** John Gaadt, Planning Consultant  
W. Bowers III, Vice-Chairman  
D. E. Watt, Secretary  
F. Houder  
W. Shoemaker

**Absent:** G. Bucaccio  
A.E. Newbold

**Minutes:** The minutes of the meeting of July 11, 2012 were approved as submitted.

**Zoning:**    **Z-3-12**    Great American Pub – King and Beryl Roads.  
The applicant, represented by Ron Agulnick, Esq., Debbie Hencher, Brendan Murphy, and John Sakos, are requesting permission to use valet parking to serve a projected banquet facility not to exceed 40 persons. They propose to stipulate that there will be no banquets without the service and that they plan to provide temporary directional signs to prevent right turns from the banquet facility onto Beryl Road. The WPC recommends approval of the request providing the signage be a condition of the approval. Agulnick states that they will provide a traffic flow plan.

**Z-5-12**    Katriona Knaus – 16 Harvey Lane  
Dennis Knaus represented the applicant who seeks relief from 139-28 (area regulations) side yard setbacks. The applicant seeks to create a 40+/- square foot incursion of the sideyard setback. After considerable discussion it was the sense of the WPC that a hardship had not been demonstrated.

**Discussion:**    John Gaadt brought the WPC up to date on the following issues:  
The standards for Crum Creek are at the office of the Township Solicitor.  
Revisions proposed for East King Street will be ready by September.  
Gaadt and the Township Engineer are working on the 167 Model Ordinance for storm water management.

Respectfully submitted,

David E. Watt, Secretary