

**WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES**  
**40 Lloyd Avenue, Suite 208, Malvern, Pennsylvania**  
**March 25, 2013 at 7:00 PM**

The Regular Meeting of the Willistown Township Board of Supervisors came to order at 7:00 PM. Chairman Robert T. Lange, Vice-Chairman William R. Shoemaker and Supervisor Norman S. MacQueen were present. Also present were Manager David R. Burman, Chief John M. Narcise and Township Solicitor Vincent M. Pompo.

**Pledge of Allegiance to the Flag and Moment of Silence for Military Personnel**

Detective Stephen Jones of the Willistown Police Department led in the Pledge of Allegiance to the Flag, followed by a moment of silence for our troops.

**Treasurer's Report**

Mr. Burman provided a copy of the year-to-date expenses and disbursements to the Supervisors and indicated that it was too early in the year to draw any conclusions from those results.

**Announcements**

None.

**Unfinished Business**

None.

**New Business**

Mr. Shoemaker moved to approve the minutes of the Supervisors' Work Session and Meeting held March 11, 2013. Mr. MacQueen seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

Mr. Shoemaker moved to approve the List of Expenditures and Interfund Transfers dated March 25, 2013. Mr. MacQueen seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

Mr. Lange introduced Township Solicitor Vincent M. Pompo to guide the public hearing for consideration of Ordinance 1 of 2013, an ordinance pursuant to Article VI, Section 609 of the Pennsylvania Municipalities Planning Code, amending Article XIV, Section 139-70 of the Willistown Township Zoning Ordinance to permit a retail food market use within the O-P Office-Professional District.

Mr. Pompo provided the following Exhibits:

- B1 – Public Notice
- B2 – Proof of Publication dated March 4 and March 11
- B3 – Full text of the proposed amendment
- B4 – Transmittal Letter to County Law Library
- B5 – Transmittal Letter to Daily Local News
- B6 – Notification Letters to Property Owners who received the first notice when the Township was considering a map change and change in Zoning District
- B7 – Referral Letter to Chester County Planning Commission
- B8 – Comment Letter from Chester County Planning Commission

Mr. Pompo summarized the text amendment to the Zoning Ordinance that would permit a new use in the O-P District to allow a retail food market, with area and bulk lot requirements, maximum floor area and other standards. He indicated that the Supervisors and Township Planning Commission had taken the residents' comments in earlier public hearings to heart, which resulted in the resultant recommendation from the Planning Commission.

Mike Kerr, 33 Stonehenge, commented with regard to parking limitations. Mr. Shoemaker reported that with regard to the King Road site under discussion, that it was intended that all parking would be on-site. There is generally no on-street parking in that area of King Road.

Jack McGinley, 2 Second Avenue, asked whether this was the proposed location for a Kimberton Whole Foods Store. Mr. Shoemaker clarified that the ordinance applied to the entire O-P District, but a Kimberton Whole Foods Store had been considered for the westernmost lot in Willistown on the north side of King Road before entering Malvern Borough.

Laura Bond, 11 Arlington, expressed concerns with the potential for such uses on the Rusticraft property, especially given that two warehouses had been there. Mr. Shoemaker reported that the previous land use was an existing non-conforming situation. Any new use, pursuant to this or any other ordinance, must comply with Township ordinances.

There being no further public comments, Mr. Pompo closed the public hearing.

Mr. Shoemaker moved to adopt Ordinance 1 of 2013. Mr. MacQueen seconded the motion. There were no further comments from the Board or the public, and the motion carried unanimously.

#### **Citizens' Comments**

None.

#### **Next Meeting**

Mr. Lange announced that the next meeting would be take place on Monday, April 8, 2013 with a public work session at 6:30 PM and the regular business meeting at 7:00 PM. All meetings are open to the General Public.

#### **Adjournment**

Mr. Shoemaker moved to adjourn the meeting. Mr. MacQueen seconded the motion. There were no comments from the Board or the public, and the motion carried unanimously.

Respectfully Submitted,



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David R. Burman  
Secretary