

**Willistown Township Planning Commission
Minutes of the Meeting of
January 2, 2013**

Present: R.E. Reves, Chairman
D. E. Watt, Secretary
F. Houder
A.E. Newbold

Also: J. Gaadt, WPC Consultant
M. Conrad, Township Engineer

Absent: W. Bowers III, Vice-Chairman
G. Bucaccio
W. Shoemaker

Minutes: The minutes of the meeting of Dec. 19, 2012 were approved as submitted.

Reorganization: R. E. Reves was elected Chairman, W. Bowers III, Vice-Chairman and D. E. Watt Secretary for 2013.

Zoning Hearing: Z-4-11 Greater Chester Valley Soccer Association

Dan Popplewell , P.E. appeared for the Association. He reviewed some of the issues raised in the Yerkes review letter of December 28, 2012. He has adjusted the size of the fields intended to be artificially turfed. Now, only one is pro-sized and one NCAA sized. He disputed the need for a Conditional Use to cross the riparian buffer with a reconstructed existing bridge. He will return on January 16 for discussion of the Traffic study and the possible need for additional facilities.

Conditional Use Hearing: C-2-12 Woodlawn Garden Center and Nursery, 359 Paoli Pike seeks approval to operate a wine tasting room as an accessory use to the garden center.

After lengthy discussion and with sympathy to the needs of the operators of the Garden Center, the WPC concluded that neither the wine tasting room nor the sale of pet food was a permitted accessory use in the Paoli Pike Corridor Zoning District.

Respectfully submitted,

David E. Watt, Secretary