

**Willistown Township Planning Commission  
Minutes of the Meeting of  
February 06, 2013**

**Present:** R.E. Reves, Chairman  
W. Bowers III, Vice-Chairman  
G. Bucaccio  
A.E. Newbold  
W. Shoemaker

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

**Absent:** F. Houder  
D. Watt, Secretary

**Minutes:** The minutes of the meeting of January 16, 2013 were approved as submitted.

**Subdivision: S-1-13** Clyde and Donna Beers - 790 Grubbs Mill Road  
Minor Subdivision.

Dave Shula, P.L.S. appeared with Mrs. Beers to reply to the review letter from Mike Conrad, regarding the above subdivision. Since all listed items will be added to the plan, the WPC recommended the plan to the Supervisors for approval upon receipt of a non-building waiver from DEP.

**Land Development: L-01-12** Applebrook Meadows – Phase Two  
Alyson Zarro, Esq., Michael Bowker, P.E., and Tench Tilghman appeared to report on the resolution of the Basin Four construction, size, and holding capacity by Natural Lands Trust, Main Line Rehabilitation Hospital and Chester County Soil Conservation Service. With these outstanding items now addressed, the **WPC recommends Applebrook Meadows – Phase Two to the Board of Supervisors for their approval.**

**Discussion:** A lengthy discussion took place regarding the amendment to the Zoning District along the East King Road Corridor to "TCD" from "O-P" in view of the massive development taking place in the Borough of Malvern against the Township line. Agreement was reached to allow the Zoning District to remain as "O-P" with the addition of a new use "Retail food market" with a number of basic requirements.

Respectfully submitted,

William Bowers, III, Acting Secretary