

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**May 1, 2013**

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

**Also:** J. Gaadt, WPC Consultant

**Absent:** F. Houder

***Minutes of the meeting of April 17, 2013***

The minutes were corrected to reflect that the WPC recommended that the “Plan B” option presented by Elmark Graphics for the sign at 266 Lancaster Avenue be approved by the Zoning Hearing Board.

***Land Development:*** Applebrook Meadows Phase Three – Paoli Pike at Line Road  
Toll Brothers was represented by Michael Bowker, P.E., Alyson Zarro, Esq., Brian Thierrin and David Schoorejans. Zarro led the presentation of Applebrook Meadows Phase Three. The development has been reduced from 35 to 33 units. The buffering has been “enhanced”. A Highway Occupancy Permit will be needed for the drive into Bryn Mawr Rehab which also serves the development.

***Discussion:*** Amendment to the Park and Recreation sections of the Township Code.  
The WPC had several suggestions for the wording of the amending ordinance. Chairman Reves will submit the suggested changes to the Board of Supervisors. A copy is attached to these minutes.

Troutbeck Farm – Lillian S.L.Chance property  
Gaadt reviewed discussions with William Lucas and Tim Barnard, Esq. They claim to have found some “deficiencies” in the open space requirements. They were asked to prepare something for presentation to the WPC.

Respectfully submitted,

David E. Watt, Secretary