

**Willistown Township Planning Commission  
Minutes of the Meeting of  
July 10, 2013**

**Present:** R.E. Reves, Chairman  
D. E. Watt, Secretary  
W. Shoemaker

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

**Absent:** W. Bowers III, Vice-Chairman  
G. Bucaccio  
F. Houder  
A.E. Newbold

**Minutes:** The minutes of the meeting of June 12, 2013 were not approved due to the lack of a quorum.

**Proposed Zoning Amendments:** Timothy Barnard, Esq. and William Lucas appeared to suggest a series of changes to the Zoning Ordinance and the Environmental Protection Ordinance. The changes would then make possible a development plan for the Chance property between Monument Avenue and Forest Lane. The scheme involves wrapping open space around 35 or 37 homes. Changes to 139-11 will be needed to provide for an incentive in density in return for retaining run off entering the property and retaining it to the extent that it will not exceed the run off from the property in a two year storm event. Also, 73-11.1 would be changed to allow an incentive for not using the 25 per cent allowance for woodlands.

Conrad suggested that setting a precedent would be an issue and all the storm water management issues would be hard to do. Lucas agreed. Barnard and Lucas will prepare a comparison of what could be developed by right and their plan with more information.

**Discussion:** Zoning map – Chairman Reves presented copies of the clarifications to be placed on the revised Zoning Map. Notes will be added for submission to the County.

Paoli Connector to the Chester Valley Trail – Cedar Hollow Road drainage and safety issues must be addressed. Gaadt and Conrad will write a letter to TMAC to this effect. Gaadt's meeting notes will be disseminated.

Gaadt reported that the County's 167 Plan was approved by the DEP.

Respectfully submitted,

David E. Watt, Secretary