

Willistown Township Planning Commission
Minutes of the Meeting of
January 4, 2023

Present C. Rubenstone, Chair
W. Claytor, Vice-Chair
D. Watt, Secretary (via Zoom)
W. Shoemaker

B. Christman, Township Solicitor
J. Gaadt, Consultant to the WPC
B. Smiley, Zoning Officer
J. Jacobs, Assistant to the Twp Manager

Absent: F. Houder, M. Ravenfeld, P. Foret

Minutes: Due to lack of quorum, the Commission will vote on the November 16, 2022 meeting minutes at the next meeting.

Reorganization: Due to lack of quorum, the Commission will vote on reorganization at the next meeting.

Discussion: Kirkwood Preserve Trail Crossing

Rick Collier of LandConcepts Group, LLC and Erik Hetzel of Willistown Conservation Trust presented a project to install stepping stones instead of a bridge to cross Crum Creek in Kirkwood Preserve. The stepping stones will connect an existing trail to a new trail. The stones are designed to divert water around them, and any caught debris will flow down stream when the water height raises during a heavy rainstorm. A flood impact analysis was done and there will be no negative impact to the carrying capacity of the floodway. Mr. Collier is applying for a joint permit with the Army Corps of Engineers and the PADEP and is seeking approval from the PC on the project. Due to the lack of quorum, WPC will vote at the next meeting.

Special Exception: 8044 Goshen Road, Chinmaya Mission Tri-State Center, Z-12-22

The applicant Siddhananda Swami, and his solicitor, Gregg Adelman are proposing a religious use by special exception at 8044 Goshen Road. The group would like to add a 2 story 14,000 SF addition plus 58 parking spots in two phases to the existing 2600 SF home. The applicant currently teaches educational classes attended by approximately 60 families at Stetson Middle School. The addition to the existing home will be adding classrooms and an auditorium to be used mainly on Sunday afternoons. Yoga and meditation classes may happen during the week. The applicant will return next meeting to confirm environmental protection ordinance adherence, including RBA and steep slope, sight distance at the intersection of the existing entrance and Goshen Road, a possible buffer along the eastern boundary and confirm the interpretation on extension of nonconforming use.

Land Development: 440-442 W. King Road Lane Development L-1-21

Not in attendance

Ordinance Updates:

Christman presented a draft ordinance proposing listing allowable agricultural marketing activities in Chapter 139-12 of the Zoning Ordinance. Due to the lack of quorum, WPC will vote at the next meeting.

Smiley presented the final draft of the proposed zoning and subdivision amendments which had previously been discussed in the fall and discussed a comment letter from the Chester County Planning Commission. The CCPC recommended the Township allow mountable curbs on the central island for the proposed cul-de-sac design standards. WPC recommends adding Gaadts comments on mountable curbs to allow flexibility.

Public Comment: none

Respectfully submitted,

Jennifer Jacobs