

**Willistown Township Planning Commission
Minutes of the Meeting of
February 19, 2014**

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

Also: John Gaadt, consultant to WPC
Michael Conrad, Township Engineer

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

Reorganization: R. E. Reves was elected Chairman, W. Bowers III, Vice-Chairman, and D. E. Watt Secretary for year 2014.

Minutes: The Minutes of the meetings of December 18, 2013 and January 8, 2014 were approved as submitted.

Sketch Plan: Bentley Homes – 285 West Central Avenue
Tom Bentley appeared to describe his plan to combine and develop the above open ground consisting of four lots in the M-6 Overlay Zoning District with 33 high end Town Homes. He asked for input from the Planning Commission after discussion of the steep slopes and major fill on the property. The Planning Commission expressed positive feelings for this type of development on the site providing that the steep slope issue can be solved. Mr. Bentley will proceed to the Zoning Hearing Board.

Subdivision: S-04-12 James and Margaret Nolan – 975 Delchester Road – Lot Consolidation
The Nolans were represented by John Mezzanotte, Esq. and Dave Shula, P.L.S. Since all the requirements by the Township Engineer had been met with the latest Plan dated February 4, 2014, **the Willistown Township Planning Commission recommends the Plan for approval by the Board of Supervisors**

S-06-13 Purna Partners, L.P. - Garrett Mill Road – Minor Subdivision
John Mezzanotte, Esq. and Dave Shula, P.L.S. also represented this applicant. **The WPC recommends plan approval as soon as a DEP sewage exemption request is received.**

Zoning Hearing: Z-13-13 Clyde D and Donna M. Beers – 790 Grubbs Mill Road

The applicants seek a determination regarding a pre-existing non-conforming condition due to setbacks and riparian buffer regulations.

The applicants were represented by Dave Falcone, Esq. and Dave Shula, P.L.S. In order to demolish the present barn and build a new barn and swimming pool, the Beers seek permission to decrease one of the existing non-conformities by moving the barn out of the riparian buffer although maintaining the non-conforming set-back in order to get space to build the pool. **The WPC recommends that the Zoning Hearing Board afford the relief requested due to the removal of the worst of the non-conformities.**

Discussion and Recommendation:

The newly updated Zoning Map was presented to the WPC for their final examination and critique. **The WPC subsequently recommended the updated Zoning Map to the Board of Supervisors for their approval.**

Respectfully submitted,

William Bowers, III, Acting Secretary