

**Willistown Township Planning Commission
Minutes of the Meeting of
May 7, 2014**

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

Also: John Gaadt, Planning Consultant
Michael Conrad, Township Engineer

Absent: G. Bucaccio
F. Houder

Minutes: The Minutes of the meeting of April 16, 2014 were approved as submitted.

Zoning Hearing: Z-5-14 Carrolton 617 Sugartown Associates seeks renewal of a variance granted 1-10-2007. Wendy McLean, Esq. represented the applicant, Ton Deignan who was present. The variance expired in June of 2008. **The WPC recommends that the ZHB renew the variance, providing there have been no changes to the flood plain delineation in the interim.**

Z-13-14 JDT Construction – Worington and Stoneham Drives (currently part of Worington Commons) seek special exception under 139-92 and 139-165 to permit the conversion of an historic barn into a two- unit dwelling. Kim Venzie, Esquire, Andy Eberwein and Jonathon Thir appeared to explain the project which will require subdivision of 1.5 acres, the conversion of the barn and construction of a driveway and a garage. **The WPC recommends that the special exception be granted.**

Zoning Amendment: Gray Investment Properties, LP (Tom Bentley) amending 139-49.C containing development standards applicable to the M-3 multifamily district. Mitch Kotler represented Gray Investments and reviewed the plan and the amendments briefly. **The WPC recommends the adoption of the amendments by the Board of Supervisors.**

Discussion: SIGNS: Gaadt will revise his suggestions in the light of his memo of April 8 and share with the WPC at the next meeting.

ACCESSORY STRUCTURES: Conrad is having issues with 139-94 yard exceptions. The WPC asked that he and Gaadt work on clarifying language and definitions.

STORM WATER ORDINANCE: As a result of lively discussion, Gaadt will re-review his revisions to 73-37-A(5) and 73-37D (3) b [1].

PLANNING NEAR PIPELINES: Gaadt explained how recent decisions have led to an increase in the role of municipalities in planning near pipelines. We will have the language for two ordinances at the next meeting for review.

Respectfully submitted,
David E. Watt, Secretary