

Willistown Township Planning Commission
Minutes of the Meeting of
June 11, 2014

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

Also: John Gaadt, Consultant to the WPC

Absent: G. Bucaccio
F. Houder

Minutes: The Minutes of the meeting of May 21, 2014 were approved as submitted.

Subdivision:

S-01-14 Douglas Ludin, 649 Warren Avenue - Minor Subdivision

Mr. Ludin appeared with his attorney, Dave Falcone, Esq. They await the DEP sewage module and PennDot sight distance approvals. In addition, they need to seek waivers from 73-11.B parcel yield and 73-11.F woodlands. They plan to return with aerials of the woodlands and several members of the WPC plan to visit to see the woodlands.

S-03-14 Elizabeth R. Moran, 47 Green Lane – Lot Line Change

Dave Shula appeared for the applicant. Pending receipt of the Township Engineer's review letter, the WPC recommends the approval of the lot line change by the Board of Supervisors.

S-02-14 Norman T Phelps, 562 Sugartown Road and 10 Salisbury Lane – Minor Subdivision Lot Line change.

Dave Shula appeared again. The WPC authorized Chairman Reves to recommend approval of the Subdivision upon receipt of approval by the DEP.

Land Development:

L-01-13 Applebrook Meadows Phase III- Discussion of Conditional Use Decision of 1-23-06 regarding conditions concerning intersection improvements at Paoli Pike and Sugartown Road.

Alyson Zarro, Esq. and Mike Downs appeared to discuss extinguishing these conditions by paying the Township the estimated 10% of the costs the condition requires now versus waiting for an undetermined future time when the improvements are actually done. The WPC recommends that the three different plans be submitted to the Traffic Concerns Committee and that they review them and when one is selected, that plan be "costted out" and the money be accepted by the Township as fulfillment of these conditions and then they be extinguished from the decision.

Discussion: J. Gaadt led a discussion on the topic of tree removal in our ordinances. Also we discussed the proposed wording of Yard Exceptions and made additional suggestions. We will discuss the wording of the pipeline ordinances at our July meeting.

Respectfully submitted,
David E. Watt, Secretary