

**Willistown Township Planning Commission
Minutes of the Meeting of
October 15, 2014**

Present: R.E. Reves, Chairman
W. Bowers III
D. E. Watt, Secretary
F. Houder
W. Shoemaker

Also: John Gaadt, Consultant to the WPC
Mike Conrad, Township Engineer

Absent: G Buccaccio
A.E. Newbold

Minutes: The Minutes of the meeting of October 1, 2014 were approved as submitted.

Zoning: Z-14-14 Phelps School – 583 Sugartown Road. Requests Special Exception Approval To Extend the Use of the Property Under 139-12.F (1) to Permit the Proposed Gymnasium.

The School was represented by Debbie Schulski, Esq., Stephanie Fahey, Cheryl Love and Harry Pattoni. They introduced the plan for a 29,500 sq. ft. gymnasium with 500 seats. They will add 70 new parking spaces to the 119 that are now on the campus. They will comply with lot coverage, height requirements and landscaping. Although there are additional items which will need to be addressed in land development, **the WPC recommends the plan to the Zoning Hearing Board.** Mr. Shoemaker abstained from voting.

Z-13-14 Kimberton Whole Foods – 429 E. King Road. Requests Relief from Signage Restrictions in the OP Zoning District.

Wendy McLain, Esq. and the applicant, Terry Brett appeared. They wish to have a 50 sq. ft. sign on the building facing King Road, a 10 sq. ft. free standing sign also on King Road and several other signs. The WPC liked the looks of the building sign but will need to give further thought to its size and to the other signs. The applicant will return to our next meeting with further design ideas

Subdivision:

S-05-14 Elizabeth Moran, Green Lane and Sugartown Road – 9 lot Subdivision
The applicant was represented by Dave Shula who explained that the 9 lots from the 206 acres would all be in conservation easements and that there was to be no building on any of the lots in the immediate future. The plan will be reviewed by the Township Engineer.

Respectfully submitted,

David E. Watt, Secretary