

**Willistown Township Planning Commission  
Minutes of the Meeting of  
November 5, 2014**

**Present:** R.E. Reves, Chairman  
D.E. Watt, Secretary  
G Buccaccio  
F. Houder  
A.E. Newbold

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

**Absent:** W. Bowers III  
W. Shoemaker

**Minutes:** The Minutes of the meeting of October 15, 2014 were approved as submitted.

**Sketch Plan:** Paoli Walk Townhomes – 285 West Central Avenue

Developer Tom Bentley appeared to review the plan for the WPC before he presents it to the Supervisors for Conditional Use approval. He has lowered the building that had been a concern of the neighbors. He has also changed the entrance and turned the most easterly building. This resulted in the need for a waiver to allow 33 units with a single entrance instead of the 24 allowed. He also proposed a possible “land swap and/or sale” with the township.

**Zoning Hearings:**

**Z-13-14** Kimberton Whole Foods – 429 East King Road. Requests relief from signage restrictions in the OP Zoning District.

Wendy McLain, Esq., Terry Brett and Robin Brett appeared. G. Buccaccio recused himself. A discussion of the signs and sizes took place. **The WPC recommends that three signs be allowed. A 50 square foot sign, mounted on the building with overhead lighting facing South on King Road, a 20 square foot sign, also lighted, facing west, and an unlighted sign facing the railroad to the north. The lighted signs would not operate when the store was closed.**

**Z-15-14** Industrial Blvd. Associates, L.P. – 27-29 Industrial Boulevard. Requests relief from 139-73(c)(1) regarding hospitals.

Ed. Campbell, Esq., Darcy Brazzele and Kyle Sherman represented Recovery Centers of America. They described a 100 bed, in-patient only, drug and alcohol treatment facility of two stories employing about 60 staff. The patients will have limited and scheduled visitation. It will be voluntary commitment with no mental health issues, for a 28 day stay per most insurance policies. **The WPC views this as an appropriate use for the site.**

**Unveiling:** Chairman Reves revealed the long anticipated draft of the Official Map in usable size. The WPC agreed that the best course would be for Chairman Reves and J. Gaadt to review this draft and report their findings for further consideration.

Respectfully submitted,  
David E. Watt, Secretary