Willistown Township Planning Commission
Minutes of the Meeting of
December 3, 2014

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

Absent: F. Houder
D. E. Watt, Sec'y

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

Minutes: The Minutes of the meeting of November 5, 2014 were approved as submitted.

Zoning Hearing:

Z-17-14 PDP Landscaping – 6058 West Chester Pike is seeking a variance from 139-12 and/or 139-131 to permit an office use and storage of landscaping equipment on the property. Philip Calabrese appeared to explain that he wants to establish a landscaping center and vehicle storage area on this two acre property. The Planning Commission could see no way forward with this project given the existing zoning requirements for this parcel.

Conditional Use:

C-05-14 JDT Construction Co. - seeks to amend C-2-85 regarding a barn at Worington Commons. Jonathon Thir appeared to request a recommendation from the Planning Commission for this change of use from recreational by the Homeowners Association to residential. Mr. Thir will convert the barn into residential use if granted the amendment to the original Condition. **The Planning Commission recommends that the amendment be granted.** Mr. Shoemaker abstained.

C-06-14 Grays Investment Properties, LP – Central Avenue at Cedar Hollow Road. Tom Bentley presented revised plans showing the new emergency exit and the slightly reconfigured building placement. Since any of the Multi-family zoning districts require Conditional Use approval and this particular parcel also needs CU approval because of the steep slopes, Mr. Bentley asked for a recommendation from the Planning Commission to the Board of Supervisors. **The Planning Commission recommends that both Conditional Use requests be granted.** Mr. Shoemaker abstained.

Subdivisions:

S-01-14 Douglass Ludin – 649 S. Warren Avenue – 2 lot Subdivision
David Falcone. Esq. presented the newly surveyed plan for subdivision approval. No environmental waivers are now needed; however, the future development of lot 2 will require various waivers. The Township Engineer will review this latest plan and submit his report for the next meeting of the WPC.

Respectfully submitted,

William Bowers, III,
Acting Secretary