

**Willistown Township Planning Commission  
Minutes of the Meeting of  
February 04, 2015**

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

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

**Absent:** F. Houder  
D. E. Watt, Secretary

**Reorganization:** R.E. Reves was elected Chairman, W. Bowers, III, Vice-Chairman, and D.E. Watt, Secretary for year 2015.

**Minutes:** The Minutes of the meetings of December 17, 2014 and January 07, 2015 were approved as submitted.

**Conditional Use:** C-06-14 Grays Investment Properties, L.P. (Tom Bentley)  
285 West Central Avenue – Paoli Walk

In attendance for this Conditional Use application were George Broseman, Esq., Tom Bentley, Mitch Kotler and Scott Emerson from Bentley Homes, Patrick Stuart, R.L.A., and Dave Gibbons, P.E..

George Broseman introduced the project and the need for Conditional Use approval for both the use in the Zoning District and the steep slopes. Tom Bentley gave an overview of the revisions to the original plan in order to meet some of the requirements. Patrick Stuart discussed plantings, trails and common recreation areas and Dave Gibbons explained the stormwater management system as well as the sanitary sewer system.

An item-by-item review of the Township Engineer's letter of 1/20/15 was then undertaken.

Zoning Ordinance #1 – Notice was made of the creation of a non-conforming lot by the easement for sanitary sewer lines and storm sewer lines beneath tax parcel 54-1L-6.1.

Zoning Ordinance #2

- A. The developer will provide the Township with the latest existing reports.
- B. A waiver will be requested for placing 24 lots on a single street during Land Development.

- C. The turning template at the end of the street will be checked before Land Development
- D. The developer will offer to dedicate some land on the east portion of property along Central Avenue to provide for the minimum right-of-way and suggested that the Township vacate the unused R-O-W on the West portion of the property.

Zoning Ordinance #3

The developer contends that the trail is passive recreation and therefore is not subject to the requirements for active recreation areas.

Zoning Ordinance #5

The developer contends that he has met the requirements of 139-49.C.4 and 139-49. However the patios are located within the 25 foot perimeter setback and the minimum buffer planting strip width of 25 feet.

Zoning Ordinance #7

Perimeter plantings do not provide a screen due to retaining walls, storm and sanitary sewers, emergency access drive, and walking trail.

Environmental Protection Ordinance #8

Numerous requirements under this ordinance are lacking but according to the applicant will be submitted during the land development process.

Environmental Protection Ordinance #9

The parcel yield determination should be revisited to account for the proposed new roads, sewers, etc. which will affect land left available for building.

**The Willistown Township Planning Commission recommends approval of the Conditional Use request, C-06-14 - GRAY'S INVESTMENT PROPERTIES,LP for development of land in the multi-family district of M-3 and also for approval of the request for permission to allow townhomes and related improvements to be located within areas containing precautionary and prohibitive slopes**

**The Planning Commission recognizes that there are many issues to be resolved during the Land Development process. Mr. Shoemaker abstained.**

Respectfully submitted,  
William Bowers, III,  
Acting Secretary