

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**March 18, 2015**

**Present:** R.E. Reves, Chairman  
G. Bucaccio  
F. Houder  
W. Shoemaker

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

**Absent:** W. Bowers III, Vice Chairman  
A.E. Newbold  
D. E. Watt, Secretary

**Minutes:** The Minutes of the meeting of February 04, 2015 were approved as submitted when a quorum was achieved later in the meeting.

**Conditional Use:** C-01-15 Recovery Centers of America – 28 Industrial Boulevard  
**Zoning Hearing:** Z-02-15 Recovery Centers of America – 28 Industrial Boulevard

Ed Campbell Esq. explained that the applicant had received a Special Exception to permit a hospital providing inpatient drug and alcohol rehabilitation treatment. This could be interpreted to limit the number of beds and prohibit any follow-up or out-patient treatment. The applicant now wishes to amend the original approval which will allow them to provide limited follow-up care and out-patient treatment. In addition the applicant is requesting a Special Exception relating to height.

Because the development proposal requires limited grading of the steep slope on the North and West of the property, the proposed disturbance requires Conditional Use approval from the Board of Supervisors.

During Mr.Campbell's presentation there was no quorum of the Planning Commission in attendance, therefore, no formal recommendation could be made. However, the sense of the members present was positive toward the requested Zoning Hearing requests and the Conditional Use request. The Zoning Hearing Board and the Board of Supervisors will be notified of the Planning Commission's feelings on these Hearings.

**Land Development:** L-01-15 Villa Maria Academy – Central Avenue

Andrew Eberwein, P.E. appeared for the applicant in response to the review letter of March 02, 2015 from the Township Engineer and the letter of March 13, 2015 from the Township Zoning Officer. While there were some areas of concern left to be ironed out, most of the comments were "will comply" and in order to facilitate the project an amended set of plans will be submitted to our engineer as soon as possible and the project will be scheduled for the Planning Commission agenda on April 15.

**Subdivisions:** S-06-14 Nagy and Bartowski – 992 Garrett Mill Road  
Lot Line change – Minor Subdivision.

Since all items in our Engineer’s letter of February 28, 2015 have now been completed and a quorum was now in attendance, **the Willistown Township Planning Commission recommends this Minor Subdivision to the Board of Supervisors for their approval.**

**Discussion:**

The proposed Zoning Map was again reviewed and found to be too confusing regarding the color coding and the lack of complete identification on some of the parcels. Dave Burman will again confer with the County regarding our concerns.

The Proposed Official Map was also examined with members making suggestions and comments to better portray what really exists in the Township. Members were not pleased with what they saw so John Gaadt and Rita Reves will revisit the changes that were suggested.

Respectfully submitted,

Rita E. Reves,  
Acting Secretary