

**Willistown Township Planning Commission
Minutes of the Special Meeting of
April 08, 2015**

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

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

Absent: D. E. Watt, Secretary

Minutes: The Minutes of the meeting of March 18, 2015 were approved as submitted.

Addition to Agricultural Security Area: A.E. Newbold recused himself from the discussion. John J. Mezzanotte Esq. presented the application from the Willistown Conservation Trust to place their Rushton Woods Preserve (85.866 acres) in the Township's Agricultural Security area. **The members of the Planning Commission recommended approval by the Board of Supervisors for this application.** W. Shoemaker abstained.

Zoning Hearing: Z-03-15 Renehan Building Group – 11 Andrews Road is requesting relief from 139-94 for a private garage.

Jim Renehan appeared to explain the rationale for placing the new detached garage further forward on the lot in order to lessen the impervious coverage and to keep away from the natural flow of water across the property. In addition, by moving the garage forward, no mature trees would have to be removed. **The Planning Commission will recommend to the Zoning Hearing Board that the requested relief be granted.**

Z-02-15 Recovery Centers of America – 28 Industrial Boulevard is requesting an amendment to their original Special Exception and a new height exception.

Ed. Campbell, Esq. and Michael Minervini, P.E. explained that the newly sought Special Exception is due to additional rooms in the Recovery area plus the addition of an outpatient component wing. Without sufficient information on which to base a recommendation, the Planning Commission asked the applicant to return with more height and cross section information as well as the Fire Marshall's recommendations for access to the rear of the building.

Conditional Use: C-06-14 Greys Investment Properties, L.P. - West Central Avenue
Tom Bentley and Mitch Kotler appeared to discuss the conditions contained in the Decision and Order. In a discussion of the sewer line, the P.C. preferred the gravity system rather than the pump system. Easements for electric and water lines are to be considered in density calculations. **The PC will recommend that the Zoning Hearing Board allow a right of way for storm and sanitary sewers through the lot on Central Avenue making that lot non-conforming.**

Respectfully submitted,

William Bowers, III
Acting Secretary