

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**April 15, 2015**

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

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

**Minutes:** The Minutes of the meeting of April 8, 2015 were approved as submitted.

**Subdivision:**

**S-01-15** Purna Partners – 940 Garrett Mill Road – Lot line change

Tim Barnard, Esq. and Dave Shula represented the applicants. The Zoning Officer previously agreed in writing to allow the expansion of the boundary of lot 1 across the private driveway. This letter will be referenced on an amended plan

**S-02-15** Hipp/Johnson – Marlboro Road and Providence Road – Lot line change

Again, Dave Shula and Tim Barnard, Esq. represented the applicants. In order to bring into conformity an undersized lot in the RU Zoning District, lot lines will be altered between two parcels to result in one 5.526 acre parcel and one 29.243 acre parcel. The plan has been sent to the Township Engineer for review.

**Land Development:**

**L-02-15** Villa Maria Academy – Central Avenue – Athletic Field

Andrew Eberwein, P.E. outlined the remaining steps to be taken regarding storm water management, the retaining wall, the NPDES permit, the County Conservation District, and the final landscape plan. In addition, a development agreement and a stormwater management operation and maintenance agreement need to be established. The WPC authorized Chairman Reves to determine when all is in order so that the Plan can be recommended to the Board of Supervisors for their approval.

**Zoning Hearing:**

**Z-02-15** Recovery Centers of America – 28 Industrial Boulevard – Amendment to original Special Exception and new height Special Exception.

The applicant was represented by Ed Campbell, Esq., Mike Minervini, P.E., and Ashley Alberta. There was a lengthy discussion of the roof height/visual impact, entrance and egress of emergency vehicles, parking and reserve parking, building and impervious coverage. The PC was assured by the applicant that no court adjudicated persons would be accepted for treatment at the facility. **The WPC recommends approval of the amendment to the original Special Exception regarding the number of beds and also recommends approval of the Special Exception relating to height. In addition, the WPC recommends Conditional Use approval for limited grading of the steep slope.**

Respectfully submitted,  
David E. Watt, Secretary